



JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Summey B. Higgins, Jr.

(Address) 2232 Cahaba Valley Drive  
Birmingham, Alabama 35242

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Six Thousand Five Hundred and 00/100 (\$26,500.00) DOLLARS

to the undersigned grantor, Yellowleaf Estates, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Jeffrey M. Brown and wife, Tammy R. Brown

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Chelsea, Alabama, in Shelby County, Alabama, to-wit:

Lot 12, <sup>Sum B</sup> according to the Survey of Yellowleaf Ridge Estates, as recorded in Map Book 18, Page 127, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1994.

Subject to restrictions, building lines, easements and covenants of record.

08/15/1994-25285  
08:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

<sup>Sum B</sup> The entire consideration of the purchase price recited above was paid from a mortgage loan simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its William F. Spratlin President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 8th day of AUGUST, 1994.

ATTEST:

\_\_\_\_\_  
Secretary By William F. Spratlin  
President

STATE OF ALABAMA

COUNTY OF SHELBY

I, Summey B. Higgins, Jr.

a Notary Public in and for said County, in said State,

hereby certify that William F. Spratlin

whose name as the President of Yellowleaf Estates, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 8th day of August, 1994

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: Mar. 21, 1997.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.