

This instrument was prepared by:

(Name) DAVID F. OVSON Attorney at Law

(Address) 728 Shades Creek Parkway #120  
Birmingham, Alabama 35209

WARRANTY DEED

Send Tax Notice To: Roger D. White

name

213 Chadwick Drive

address

Helena, Alabama 35080

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TWENTY THOUSAND AND NO/100-----

DOLLARS (\$120,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged. I or we, Paul Conrad Brown and wife, Catherine Herrin Brown

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Roger D. White, an unmarried man

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

Lot 47, according to the survey of Chadwick, Sector One, as recorded in Map Book 17, page 52, in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

**SUBJECT TO:**

1. Ad valorem taxes for the year 1995, which are a lien, but not yet due and payable until October 1, 1995.
2. Easements, rights-of-way and restrictions of record.

\$114,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1995-18501

07/13/1995-18501  
12:45 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 14.50

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 6th day of July, 19 95

(Seal)

(Seal)

(Seal)

*Paul Conrad Brown*  
*Paul Conrad Brown* 7/13/95 12:45 PM  
*Catherine Herrin Brown* 7/13/95 12:45 PM

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, David F. Ovson, a Notary Public in and for the said County, in said State, hereby certify that Paul Conrad Brown and wife, Catherine Herrin Brown, whose name(s) are, signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 6th day of July, A.D., 19 95

*David F. Ovson*

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: AUG. 27, 1996.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 1995-18501