

Send tax notice to:
Wilbur G. Barrett and
Jennifer L. Barrett
2802 Bridlewood Terrace
Helena, Alabama 35080

This instrument prepared by:
Stewart-Davis, P.C.
3800 Colonnade Parkway
Suite 650
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventeen Thousand Nine Hundred and NO/100 Dollars (\$117,900.00) in hand paid to the undersigned Christopher Brown and wife, Kelly Brown (hereinafter referred to as the "Grantors") by Wilbur G. Barrett and wife, Jennifer L. Barrett (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

09/01/1995-24185
10:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 19.50

Lot 48, according to the Survey of Bridlewood Parc, Sector One, as recorded in Map Book 17, Page 34, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1995.
2. A twenty foot set back on front and rear and a ten foot set back on sides of subject property as shown in Plat Book 17, Page 34.
3. A twenty foot building set back line from Bridlewood Parc as shown by recorded plat.

Inst # 1995-24185

4. A twenty foot building set back line from Bridlewood Terrace as shown by recorded plat.
5. A seven and one-half public utility easement on the Western and Northern sides of subject property as shown by recorded plat.
6. Declaration of Protective Covenants as set out in Instrument #1994-04952.
7. Right of Way to Alabama Power Company as recorded in Deed Book 226, Page 553.
8. Sewer easement as recorded in Real Book 364, Page 409.

(\$112,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)


TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 31st day of August, 1995.



Christopher Brown



Kelly Brown

STATE OF ALABAMA

)

:

JEFFERSON COUNTY

)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Christopher Brown and wife, Kelly Brown, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 1995.

Richard T. Davis

Notary Public

[NOTARIAL SEAL]

My Commission expires: 2-4-99

Inst # 1995-24185

09/01/1995-24185
10:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HCD 19.50