

This instrument was prepared by
(Name) Buddy Rawson
(Address) _____

Send Tax Notice To: Beverly Nelson
name
1413 Whirlaway Court
address Helena, AL 35080

WARRANTY DEED-

STATE OF ALABAMA
JEFFERSON } COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighteen thousand dollars and 00/100--- (\$18,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Scott E. Brandstadt, a married person & Beverly A. Brandstadt, a married person

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

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

Lot 27, according to the Map of Dearing Downs Fourth Addition, as recorded in
Map Book 9, Page 179, in the Probate Office of Shelby County, Alabama.

Beverly a. Brandstadt and Beverly Nelson are one in the same person.

10/06/1995-27952
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL 9.50

TO HAVE AND TO 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 GRANTEES,
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 GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 26th
day of September, 19 95.

(Seal)

(Seal)

(Seal)

Scott E. Brandstadt

(Seal)

Beverly A. Brandstadt

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON } COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Scott E. Brandstadt & Beverly A. Brandstadt
whose name 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 hand and official seal this 26th day of September, A. D., 19 95

MY COMMISSION EXPIRES: 5-1-99

William H. Bena III

Notary Public

Inst # 1995-27952