



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

This instrument was prepared by

(Name) SUMMEY B. HIGGINS, JR.

(Address) 2232 CAHABA VALLEY DRIVE
BIRMINGHAM, ALABAMA 35242

CORPORATION FORM WARRANTY DEED. JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-FIVE THOUSAND FIVE HUNDRED DOLLARS (\$25,500.00)

to the undersigned grantor, YELLOWLEAF ESTATES, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES 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 GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

CHELSEA, ALABAMA IN SHELBY • County, Alabama to-wit:

LOT 11, 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 1995.

SUBJECT TO RESTRICTIONS, BUILDING LINES, EASEMENTS AND COVENANTS OF RECORD.

Inst # 1995-36022

12/15/1995-36022
12:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its
successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its ~~XXXXXX~~ SEC./TREAS., DONALD M. ACTON
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6TH day of DECEMBER 19 95.

ATTEST:

Secretary

By

Donald M. Acton

SEC./TREAS. ~~XXXXXX~~

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 DONALD M. ACTON
whose name as ~~President~~ SEC./TREAS. 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 6TH day of DECEMBER 1995.

Summey B. Higgins Jr.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE Notary Public
BIRMINGHAM, ALABAMA
BORNED INTO ALABAMA PUBLIC ORDER 21, 1957

F.A.P.O. Box 10247

Inst # 1995-36022