



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

This instrument was prepared by

(Name) Summey B. Higgins, Jr.

Inst • 1996-42020

(Address) 2232 Cahaba Valley Drive
Birmingham, Alabama 35242

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

12/23/1996-42020
10:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9:58
981 HEL

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Nine Thousand Three Hundred Eighty-One and 00/100 Dollars
(\$29,381.00)

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 218, Second Sector,
according to the survey of Yellowleaf Ridge Estates, as recorded in Map Book 21, Page
93 A, B & C, in the Probate Office of Shelby County, Alabama; situated in Shelby County,
Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1996.

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

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 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 Vice President, Rodney McGinnis
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of December 19 96.

ATTEST:

Secretary

By Rodney McGinnis
Vice 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 Rodney McGinnis
whose name as Vice 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 18th day of December 19 96.

Summey B. Higgins Jr
MY COMMISSION EXPIRES: MAY 21, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS. Notary Public