

SEND TAX NOTICE TO:

Mr. Brian R. Neighbors
207 Meadowlark Drive
Alabaster, Alabama 35007

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:

JEFFERSON COUNTY:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **SEVENTY-FIVE THOUSAND, FIVE HUNDRED AND NO/100.....(\$75,500.00) Dollars**, to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **LYNN BURKE BROWN, A Married Woman** (herein referred to as grantor), do grant, bargain, sell and convey unto **BRIAN R. NEIGHBORS** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 4, according to the Survey of Meadowview, First Sector Addition, as recorded in Map Book 6, Page 109, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for 1997 and subsequent years, not yet due and payable.
2. Easements, Restrictions, and Rights of Way of record.

The above described property is not the homestead property of the grantor or of the grantor's spouse.

The undersigned grantor, **LYNN BURKE BROWN**, is one and the same person as **LYNN PATTERSON BURKE**, grantee in that certain deed recorded in Shelby County, Alabama, Real Volume 268, Page 907.

\$64,100.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns, forever.

06/05/1997-17626
09:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 MCD 22.50

Inst # 1997-17626

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of May, 1997.

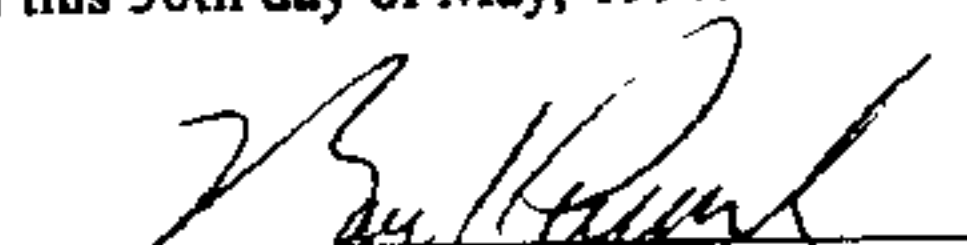
 (Seal)
LYNN BURKE BROWN

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lynn Burke Brown, A Married Woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of May, 1997.


Notary Public

Inst # 1997-17626

06/03/1997-17626
09:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 22.50