

\$40,000 consideration

No Title Search Conducted

This instrument prepared by:
ROBERT C. BARNETT
850 Park Place Tower
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
ALICE KIRSTEN BROWN
1932 Shades Crest Road
Birmingham, Alabama 35216

Inst # 1997-22678

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration and pursuant to a Final Decree of Divorce, Case Number DR 95-3411 RAF, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, JAMES STEPHEN BROWN, an unmarried man does grant, bargain, sell and convey unto ALICE K. BROWN, an unmarried woman, the following described real estate situated in Shelby County, Alabama, to wit:

Lots 99 and 99A, according to the Survey of Meadow Brook Highlands, an Eddlaman Community, as recorded in Map Book 14, Page 21 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to current taxes, easements, mortgages, liens, restrictions and covenants of record.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we shall and our heirs, executors and administrators shall warrant and defend the same to the said Grantee against the lawful claims of all persons.

In Witness Whereof, I have hereunder set my hand and seal, this 21st day of May, 1997.

Cathy R. Truett
Witness

James Stephen Brown
JAMES STEPHEN BROWN

STATE OF ALABAMA
JEFFERSON COUNTY **ACKNOWLEDGMENT**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Stephen Brown, an unmarried man, 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, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May, 1997.

Cathy R. Truett
Notary Public

My Commission Expires:
Dec. 28, 2000

[SEAL]

Inst # 1997-22678
07/18/1997-22678
12:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 48.50