

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Johnny Darrell Brown
113 Woodland Circle
Chelsea, Alabama 35043

STATE OF ALABAMA) CORPORATION
COUNTY OF SHELBY) GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Forty-Eight Thousand Nine Hundred and 00/100 (\$148,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Brantley Homes, Inc., a corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Lisa F. Brown**, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit

see attached legal description Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$141,450.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Bill Brantley who is authorized to execute this conveyance, hereto set his signature and seal this the 30th day of July, 1999.

Brantley Homes, Inc.


By: Bill Brantley, President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bill Brantley, whose name as President of Brantley Homes, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of July, 1999.


NOTARY PUBLIC

My Commission Expires: 3/07/03

COURTNEY M. MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2003

Inst # 1999-32602

08/04/1999-32602
11:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 18.50

Inst # 1999-32602

08/04/1999-32602
11:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

EXHIBIT "A" 002 SNA 18.50

Lot 40, Ashton Woods, 1st Phase, as recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 23 page 160 and part of Lot 39 of said Ashton Woods, 1st Phase, said part of Lot 39 being more particularly described as follows: Beginning at the locally accepted Northwest corner of Section 9, Township 20 South, Range 1 West, Shelby County, Alabama being marked by an existing old open top iron pin and being a common corner between Lots 39 and 40, run in a Northeasterly direction along the common line between said Lots 39 and 40 for a distance of 55.25 feet to a point on the Southwest right of way line of Woodland Circle and being on a curve; said curve being concave in a Northeasterly direction and having a radius of 55.0 feet and a central angle of 9 deg. 32 min. 55 sec.; thence turn an angle to the right and run in a Southeasterly direction along the curved right of way line of said Woodland Circle for a distance of 9.17 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right and run in a Southwesterly direction for a distance of 56.69 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

JRB
JRB