

Send tax notice to:  
Douglas P. Brown and  
Linda L. Brown  
117 Cambridge Lane  
Alabaster, AL 35007

This instrument prepared by:  
James R. Moncus, Jr., LLC  
Attorney at Law  
1313 Alford Avenue  
Birmingham, AL 35226

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Seven Thousand Five Hundred and no/100 Dollars (\$127,500.00) in hand paid to the undersigned Jonathan Noel Perry and wife, Stephanie Stone Perry, (hereinafter referred to as the "Grantors") by Douglas P. Brown and wife, Linda L. Brown, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 58, according to the Survey of Cambridge Pointe, 2nd Sector, as recorded in Map Book 17, page 99, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2000.
2. 20 foot building line as shown by recorded map.
3. Restrictions or Covenants recorded in Instrument 1993/28814, Instrument 1994/1197 and amended by Instrument 1994/4889 and Instrument 1994/16789,

Inst # 2000-09092

03/22/2000-09092  
12:39 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

29.00

003 HNS

in the Probate Office of Shelby County, Alabama.

4. Mineral and mining rights not owned by grantors, it being the intention of grantors to convey only such mineral and mining rights as they might own without warranty.

(\$112,323.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

