

This Instrument Was Prepared By:  
John R. Holliman, Esq.  
2491 Pelham Parkway  
Pelham, Alabama 35124

Inst # 2000-10977

04/04/2000-10977  
12:59 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
12.00  
DUE

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, James David Wilkerson, a single person, (hereinafter referred to as Grantor ), hereby grant, bargain, sell and convey unto Susan R. Brown, a single person, (hereinafter referred to as Grantee), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 1 in Block 1 according to the Survey of Royal Place recorded in Map Book 17, Page 143, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

96798.00 was paid from a first mortgage recorded herewith.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said Grantor does for himself his successors and assigns covenant with the said Grantee, heirs and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and her heirs and assigns shall, warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, hereunto set hand and seal on this the

30 day of March, 2000.

James David Wilkerson  
James David Wilkerson

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that James David Wilkerson, a single person, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of March, 2000.

James D. Wilkerson  
Notary Public

My Commission Expires:

3-12-2001

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002 NMS 12.00