

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) PAUL B. BROWN

(Address) P. O. Box 622

Montevallo AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY FIVE THOUSAND and 00/100-----(\$65,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JANICE SEAMAN COSPER, a married woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

PAUL B. BROWN

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Lot 11, in Block 5, according to the Survey of Arden Subdivision to the Town of Montevallo, as recorded in Map Book 3, page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

- Taxes for 2001 and subsequent years. 2001 ad valorem taxes are a lien but not due and payable until October 1, 2001.
- Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- Permits to Alabama Power Company and South Central Bell recorded in Deed Book 165, Page 480, in Probate Office.
- Restrictions as recorded in Deed Book 139, Page 269 in Probate Office.
- Transmission line permit to Alabama Power Company as recorded in Deed Book 180, Page 30, in Probate Office.
- Agreement between Vic-San, Inc. and Alabama Power Company recorded in Deed Book 242, Page 791.
- Set back lines and utility easements as shown on recorded map.

JANICE SEAMAN COSPER AND JANICE SEAMAN EVERSE ARE ONE AND THE SAME PERSON.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

12/14/2000-43004
10:01 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

76.00

001 MAG

Inst # 2000-43004

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of December, 19 2000

(Seal)

(Seal)

(Seal)

JANICE SEAMAN COSPER (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority in said State, hereby certify that JANICE SEAMAN COSPER

a Notary Public in and for said County,

whose name(s) 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 8th day of DECEMBER, 19 2000

9/13/2001
My Commission Expires:

Notary Public