

This Instrument Was Prepared By:
Dickerson & Morse, P. C.
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Thomas Brown
808 Gables Drive
Hoover, Alabama 35244

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 **Eighty Six Thousand Five Hundred and 00/100 Dollars (\$86,500.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Betty Rose Brown, an unmarried woman** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Thomas Brown, an unmarried man** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Inst # 2001-31179

Unit 808, Building 8, in The Gables, a Condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-laws thereto as recorded in Real Volume 10, page 177 and amended in Real Volume 27, page 733, Real Volume 50, page 327 and Real Volume 50, page 340 and re-recorded in Real 50, page 942 and amended in Real 59, page 19 and further amended by Corporate Volume 30, page 407 and in Real 96, page 855, and Real 97, page 937, and By-laws as shown in Real Volume 27, page 733, and then amended in Real Volume 50, page 325 together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, pages 41-44, and amended in Map Book 9, page 135 and further amended in Map Book 10, page 49, in the Probate Office of Shelby County, Alabama.

Note: \$82,175.00 of the above purchase price is in the form of a mortgage in favor of Southeastern Mortgage of Alabama, L.L.C., executed and recorded simultaneously herewith.

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

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

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEE, his 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, I has hereunto set my hand and seal on this the **29th** day of **June, 2001**.


Betty Rose Brown

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Betty Rose Brown, an unmarried woman**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **29th** day of **June, 2001**.


G. Wray Morse - Notary Public

My Commission Expires: **9/10/2004**

07/26/2001-31179
02:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 15.50