


Value \$95,000.00

Send Tax Notice To:  
Leland A. Brown, Jr.  
508 Park Avenue  
Birmingham, AL 35226

This instrument was prepared by:  
Claude McCain Moncus, Esq.  
Corley, Moncus & Ward, P.C.  
400 Shades Creek Parkway, Suite 100  
Birmingham, Alabama 35209  
(205) 879-5959

  
20040108000015280 Pg 1/2 112.00  
Shelby Cnty Judge of Probate, AL  
01/08/2004 13:41:00 FILED/CERTIFIED

---

---

## GENERAL WARRANTY DEED

[TITLE NOT EXAMINED - NO OPINION IS EXPRESSED BY PREPARER]

---

---

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )     **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **RITA BROWN, a single woman** (herein referred to as Grantor) do grant, bargain, sell and convey unto **LELAND A. BROWN, JR.** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 68, according to the Survey of Wyndam, The Cottages, as recorded in Map Book 25, Page 14, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year and subject to easements, restrictions and right-of-ways of record, if any.

**TO HAVE AND TO HOLD** unto the said Grantees, his heirs and assigns forever.

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

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 22<sup>nd</sup> day of December, 2003.

Rita Brown (L.S.)  
Rita Brown

20040108000015280 Pg 2/2 112.00  
Shelby Cnty Judge of Probate, AL  
01/08/2004 13:41:00 FILED/CERTIFIED

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **RITA BROWN** 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 22<sup>nd</sup> day of December, 2003.

Cheryl A. Robinson  
Notary Public  
My Commission Expires: 7/22/07

[NOTARY SEAL]