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20050427000201840 1/2 \$79.00
Shelby Cnty Judge of Probate, AL
04/27/2005 02:54:02PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

RON ROCKHILL
107 OXFORD WAY
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

WARRANTY DEED

Know All Men by These Presents: That in consideration of SIXTY FIVE THOUSAND DOLLARS and 00/100 (\$65,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CLARK W. BROWN and CHRISTA C. BROWN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RON ROCKHILL, A MARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LOT 96, ACCORDING TO THE SURVEY OF WEATHERLY OXFORD SECTOR 10, AS RECORDED IN MAP BOOK 19, PAGE 38, SHELBY COUNTY, ALABAMA.

SUBJECT TO:

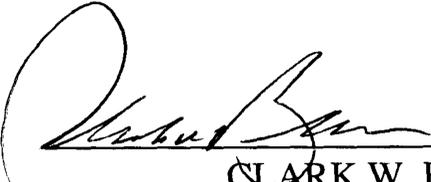
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. MUNICIPAL IMPROVEMENTS, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
3. 25 FOOT MINIMUM BUILDING SETBACK LINE FROM WESTERLY WAY AS SHOWN BY RECORDED MAP.
4. TERMS, CONDITIONS CONCERNING STORM AND WATER RUNOFF AS SET FORTH IN INSTRUMENT # 1997-08988.
5. RESTRICTIVE COVENANTS AS SET FORTH IN INSTRUMENT # 1994-34723.
6. EASEMENTS AS TO UNDERGROUND CABLES TO ALABAMA POWER COMPANY AS SET FORTH IN INSTRUMENT # 1995-12822.
7. TITLE TO ALL OIL, GAS, AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS RECORDED IN DEED BOOK 244, PAGE 587 AND DEED BOOK 33, PAGE 300, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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 the said GRANTEES, 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 noted 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, CLARK W. BROWN and CHRISTA C. BROWN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 14th day of April, 2005.


CLARK W. BROWN


CHRISTA C. BROWN

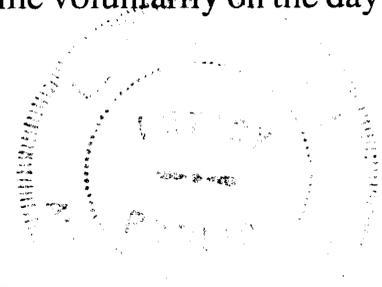
STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CLARK W. BROWN, CHRISTA C. BROWN whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 14th day of April, 2005.


Notary Public



My commission expires: 9.29.06



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State of Alabama

Deed Tax: \$65.00