

This instrument was prepared by

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Pelham, Alabama 35124



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

850

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 (\$10.00) DOLLARS

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

Victor Scott and wife, Charlene H. Scott

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

J. A. Brown Company, Inc.

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

Shelby County, Alabama, to-wit: (an undivided one-half interest presently owned by Victor Scott, the other undivided one-half interest being presently owned by the Grantee herein)

Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the northeast corner of said Section 30, run in a westerly direction along the north line of said section for a distance of 1,971.25 feet to a point of intersection with the southeast right-of-way line of Shelby County Highway #11; thence turn an angle to the right of 180° and run in an easterly direction for a distance of 558.33 feet; thence turn an angle to the right of 89°28'29" and run in a southerly direction for a distance of 67.43 feet to the point of beginning; thence continue along last mentioned course for a distance of 342.70 feet; thence turn an angle to the right of 71°31'55" and run in a southwesterly direction for a distance of 117.00 feet to a point of curve; said curve being concave in a northerly direction and having a central angle of 56°11' and a radius of 251.02 feet; thence turn an angle to the right and run along the arc of said curve for a distance of 246.15 feet to the point of ending of said curve; thence run in a northwesterly direction along a line tangent to end of said curve for a distance of 59.00 feet; thence turn an angle to the right of 68°21'37" and run in a northeasterly direction (CONTINUED ON REVERSE HEREOF)

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 15th

day of June, 19 82

(SEAL)

Victor Scott
VICTOR SCOTT

(SEAL)

(SEAL)

Charlene H. Scott
CHARLENE H. SCOTT

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that

a Notary Public in and for said County,

Victor Scott and wife, Charlene H. Scott

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bear date.

Given under my hand and official seal this 15th day of June

✓ J. A. Brown Co. Inc.
P.O. Box 24
Montevallo, Al. 35115

Form Ala. 30

Quincy P. Bell
Notary Public
Notary Public, State At Large
My Commission Expires January 23, 1985