

SEND TAX NOTICE TO:

(Name) ANDREW B. BROWN, III

P.O. Box 758

(Address) Columbiana, AL 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-37 Rev. 1-33

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY-TWO THOUSAND FIVE HUNDRED AND NO/100 (\$52,500.00)

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

Ruby Nell Roberson, a single woman

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

Andrew B. Brown, III

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PROPERTY BEING DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE PART AND PARCEL HEREOF AND INCORPORATED BY REFERENCE AS FULLY AS IF SET OUT HEREIN, WHICH SAID EXHIBIT IS SIGNED FOR THE PURPOSE OF IDENTIFICATION.

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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 the said GRANTEES, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 13th day of December, 19 90.

(Seal)  
(Seal)  
(Seal)

Ruby Nell Roberson  
Ruby Nell Roberson (Seal)  
(Seal)  
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ruby Nell Roberson, a single 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 13th day of December, A. D., 19 90.

Carroll T. P. R.

EXHIBIT "A"

PARCEL I:

Beginning at the point of intersection of the North right of way line of the Columbiana By-Pass with the West right of way line of the Columbiana-Chelsea Highway (or Main Street), which point is 182.79 feet North of the Northeast corner of H. L. Nichols lot; thence run North along the West right of way line of the Columbiana-Chelsea Highway a distance of 162.15 feet; thence turn an angle of 94 degrees 19 minutes to the left and run a distance of 146.80 feet; thence turn an angle of 84 degrees 42 minutes to the left and run a distance of 145.00 feet; thence turn an angle of 25 degrees 42 minutes 23 seconds to the right and run a distance of 107.09 feet; thence turn an angle of 59 degrees 18 minutes 53 seconds to the left and run a distance of 50.70 feet to a point on the Columbiana By-Pass; thence turn an angle of 83 degrees 21 minutes 30 seconds to the left and run along the North right of way line of said Columbiana By-Pass, a distance of 107.30 feet; thence turn an angle of 23 degrees 22 minutes to the left and continue along said right of way a distance of 112.37 feet to the point of beginning. Situated in the E 1/2 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

PARCEL II:

Commence at the point of intersection of the North right of way line of the Columbiana By-Pass with the West right of way line of the Columbiana-Chelsea Highway (or Main Street), which point is 182.78 feet North of the NE corner of H. L. Nichols' lot; thence run North along the West right of way line of the Columbiana-Chelsea Highway a distance of 162.15 feet; thence turn an angle of 94 degrees 19 minutes to the left and run a distance of 146.80 feet; thence turn an angle of 84 degrees 42 minutes to the left and run a distance of 145.00 feet to the point of beginning; thence turn an angle of 97 degrees 26 minutes 44 seconds to the right and run a distance of 262.89 feet; thence turn an angle of 100 degrees 24 minutes 44 seconds to the left and run a distance of 248.47 feet; thence turn an angle of 90 degrees 58 minutes to the left and run a distance of 94.25 feet to the North right of way line of the Columbiana By-Pass; thence turn an angle of 23 degrees 02 minutes to the left and run along said right of way line a distance of 151.90 feet; thence turn an angle of 96 degrees 38 minutes 30 seconds to the left and run a distance of 50.70 feet; thence turn an angle of 59 degrees 18 minutes 53 seconds to the right and run a distance of 107.09 feet to the point of beginning. Situated in the E 1/2 of the SE 1/4, Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1991 and subsequent years. 1991 taxes are a lien but not due and payable until October 1, 1991.
2. Rights acquired by State of Alabama by instrument recorded in Deed Book 235, Page 832, in Probate Office.
3. Transmission line permit to Alabama Power Company recorded in Deed Book 136, Page 27, in Probate Office.

SIGNED FOR IDENTIFICATION:

*Ruby Neil Roberson*  
Ruby Neil Roberson

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 DEC 13 PH 2: 10

JUDGE OF PROBATE

1. Deed Tax	-----	\$ 52.20
2. Mtg. Tax	-----	0
3. Recording Fee	-----	5.00
4. Indexing Fee	-----	3.00
5. No Tax Fee	-----	0
6. Certified Fee	-----	1.00
Total	-----	\$ 61.20