



JEFFERSON TITLE CORPORATION  
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) JOHN DAUGHERTY

(Address) 1601 GENTILLY DRIVE  
VESTAVIA HILLS, ALABAMA 35226

WARRANTY DEED

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

FIFTY FIVE THOUSAND DOLLARS (\$55,000.00)

That in consideration of

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

JAMES BROWN AND WIFE ELMA BROWN

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

an Alabama General Partnership

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

SEE ADDENDUM "A" ATTACHED HERETO

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS.

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 2nd

day of April, 1998.

(X) James Brown (SEAL) \_\_\_\_\_ (SEAL)

(X) Elma Brown (SEAL) \_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

STATE OF Missouri  
Stoddard COUNTY

General Acknowledgment

a Notary Public in and for said County,

I, KAREN J. BECKER  
in said State, hereby certify that JAMES & ELMA BROWN

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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April, A.D. 1998.

KAREN J. BECKER  
NOTARY PUBLIC — NOTARY SEAL  
STATE OF MISSOURI  
STODDARD COUNTY  
MY COMMISSION EXP. JAN. 29, 1999

Karen J. Becker  
Notary Public

Inst # 1998-12137

04/06/1998-12137  
11:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
66.00  
002 REC

Inst # 1998-12137

**ADDENDUM "A" TO UNIMPROVED LAND SALES CONTRACT**

PARCEL IDENTIFICATION NUMBER: **23-1-12-0-000-004**

And more specifically identified by that certain instrument recorded in the Office of Probate in Shelby County, Alabama in Book 285 Page 164 such as follows:

"Commence at the Northeast corner of the NE 1/4 of the NW 1/4 of Section 12, Township 21 South, Range 3 West, of the Huntsville Principal Meridian in Shelby County Alabama; thence run South 89 deg. 55 min. West along the North line of said quarter-quarter section for 75.39 feet to a point on the Southwesterly right of way line of U.S. Highway No. 31, said point being the point of beginning of the parcel herein described; thence continue South 89 deg. 55 min. West along the North line of said quarter-quarter section for 307.54 feet to a point on the Easterly right of way line of Interstate Highway No. I-65; thence 81 deg. 08 min. Left and run South 8 deg. 47 min. West along said right of way for 100.00 feet; thence 98 deg. 52 min. left and run North 89 deg. 55 min. East running parallel to the north line of said quarter-quarter section for 458.52 feet, more or less, to a point on the Southwesterly right of way line of said U.S. Highway No. 31; thence run North 54 deg. 00 min. West, more or less, along the Southwesterly right of way line of said U.S. Highway No. 31 for 167.76 feet, more or less, to the point of beginning, less and except that part thereof which lies in the NW 1/4 of the NE 1/4 of Section 12, Township 21 South, Range 3 West.

Together with a permanent easement upon, over, and across the property adjoining the above described property on and along the South side thereof and situated in the NE 1/4 of NW 1/4 of Section 12, South, Range 3 West, to spill, place, and store dirt and other materials in filling and maintaining the said above described parcel to the grade level of Interstate Highway I-65 and U.S. Highway 31, to the extent of the normal fall of such fill dirt in filling said above described parcel to said grade level of said highways.

All according to survey of J.M. Keel, Registered Land Surveyor, dated December 10, 1969."

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