

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
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205/665-5102
205/665-5076

Send Tax Notice to:
(Name) Paul B. Brown and Stephanie S. Brown
(Address) P. O. Box 622
Montevallo, AL 35115

Corporation Form Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA
SHELBY COUNTY . KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FOUR HUNDRED THOUSAND and 00/100 (\$400,000.00) DOLLARS** to the undersigned grantor, **J. A. BROWN COMPANY, INC.** a corporation (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **PAUL B. BROWN and wife, STEPHANIE S. BROWN** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

PARCEL I:

A parcel of land in the Southeast Quarter of Section 21, and in Fractional Section 28, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: From the Northeast corner of Fractional Section 28, as point of beginning, run South along the East Section line for 229 feet to a point on the North right-of-way line of County Road No. 12; thence deflect right 64 deg. 55 min. and run for 187.5 feet to a right-of-way marker; thence deflect right 02 deg. 17 min. and run for 717.6 feet; thence leaving said road, deflect right 79 deg. 25 min. and run for 1153 feet to a point on the south shore line of Shoal Creek; thence run northerly and easterly along said shore line (meander) for 2739 feet, more or less, to a point where said line is interested by the east line of Section 21; thence run South along the East line of Section 21 for 1644.7 feet, and back to the point of beginning. Situated in Shelby County, Alabama.

PARCEL II:

That parcel of land situated part in the SW ¼ of the SW ¼ Section 22 and part in the NW ¼ of the NW ¼ of Section 27, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Beginning at the SW corner of the SW ¼ of the SW ¼ of Section 22 and go North 01 deg. 29 min. West along the West boundary of said ¼ - ¼ section for 513.27 feet; thence North 42 deg. 57 min. for 398.43 feet; thence South 05 deg. 18 min. East for 539.10 feet; thence South 51 deg. 35 min. West for 550.00 feet; thence South 38 deg. 25 min. East for 166.67 feet to the North Boundary of Spring Creek Road; thence South 51 deg. 35 min. West along said boundary for 60.24 feet; thence North 38 deg. 25 min. West for 166.67 feet; thence South 62 deg. 08 min. 30 sec. West for 254.47 feet to the point of beginning; being situated in Shelby County, Alabama.

THE REAL ESTATE HEREINAFTER DESCRIBED IS EXCEPTED FROM THE PARCELS HEREINABOVE DESCRIBED, AS FOLLOWS:

Part of the SE ¼ of the SE ¼ of Section 21 and part of the SW ¼ of the SW ¼ of Section 22, all in Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the SW corner of said Section 22 and looking in a northerly direction along the west line of said Section 22, turn an angle to the right of 63 degrees 37 minutes 30 seconds and run in a northeasterly direction for a distance of 254.47 feet to an existing iron rebar; thence turn an angle to left of 100 degrees 33 minutes 30 seconds and run in a northwesterly direction for a distance of 18.0 feet to the point of beginning of a curve, said curve being concave in a northeasterly direction and having a deflection angle of 9 degrees 22 minutes 13 seconds and a radius of 250.70 feet; thence turn an angle to the right and run along the arc of said curve in a northwesterly direction for a distance of 82.0 feet to an existing iron rebar; thence turn an angle to the left (82 degrees 22 minutes 37 seconds from the chord of last mentioned curve) and run in a southwesterly direction for a distance of 127.29 feet to an existing iron rebar; thence turn an angle to the right of 81 degrees 33 minutes 54 seconds and run in a northwesterly direction for a distance of 240.0 feet to an existing iron rebar; thence turn an angle to the left of 99 degrees 00 minutes and run in a southwesterly direction for a distance of 180.0 feet to an existing iron rebar; thence turn an angle to the left of 69 degrees 00 minutes and run in a southeasterly direction for a distance of 163.30 feet to an existing iron rebar being on a curve, said curve being concave in a southwesterly direction and having a central angle of 83 degree 07 minutes 29 seconds and a radius of 50.0 feet; thence turn an angle to the left (161 degrees 25 minutes 58 seconds to the chord of said curve) and run in an easterly and southeasterly and southerly direction along the arc of said curve for a distance of 72.54 feet to an existing iron rebar and being the point of ending of said curve; thence turn an angle to the left (32 degrees 25 minutes 58 seconds from the chord of last mentioned curve) and run in a southeasterly direction for a distance of 122.78 feet, more or less, to the point of beginning.

SOURCES OF TITLE:

PARCEL I: REAL BOOK 339, PAGE 676.

PARCEL II: INSTRUMENT NUMBER 1994-31739

EXCEPTED PARCEL: INSTRUMENT NUMBER 1995-37185

11/29/2001-51717
12-11-2001
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 414.00

Inst # 2001-51717

SUBJECT TO:

- Property taxes for 2001 and subsequent years.
- Mineral and mining rights are not insured.
- Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 138 pages 196 and 197; Deed Book 133 page 104 and Deed Book 194 page 36 in Probate Office.
- Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 201 page 230; Deed Book 200 page 417 and Deed Book 98 page 355 and 356 in Probate Office.
- Right(s)-of-Way(s) granted to Shelby County for Highway No. 12 as shown on survey by Thomas Horn dated March 17, 1982.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 61 page 516 in Probate Office.
- Rights, if any, acquired across subject property by the agreement to the Water Works Board of the City of Montevallo dated May 15, 1972 and recorded in Deed 274 page 666 in Probate Office.
- Condemnation for 5 foot easement as set out by instruments recorded in Probate Minute 24 pages 527 and 554 in Probate Office.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by **PAUL B. BROWN**, its **PRESIDENT** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of Nov., 2001.

J. A. BROWN COMPANY, INC.

Paul B. Brown
By: **PAUL B. BROWN**
Its: **PRESIDENT**

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **PAUL B. BROWN** whose name as **PRESIDENT** of **J. A. BROWN COMPANY, INC.**, a corporation, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 20th day of Nov., 2001.

[Signature]
Notary Public
My Commission Expires: 8/13/05

Inst # 2001-51717

11/29/2001-51717
12:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 414.00