

Send tax notice to:
THOMAS B. BROWN III
22 THE OAKS CIRCLE
BIRMINGHAM, AL 35244

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015709

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, MYRA S. ROBERTS AND GREGORY D. HYDE, AS PERSONAL REPRESENTATIVES AND TRUSTEES UNDER THE ESTATE OF HOLLUM R. COOK, DECEASED, SHELBY COUNTY PROBATE CASE #2011-596 and KATHRYN M. COOK, AN UNMARRIED WOMAN whose mailing address is: 225 Morris Glen Drive, Fall City, AL 35128 (hereinafter referred to as "Grantors") by THOMAS B. BROWN III and MARIAN JOAN P BROWN whose mailing address is: 22 THE OAKS CIRCLE, BIRMINGHAM, AL, 35244 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, according to the Survey of The Oaks, as recorded in Map Book 10, Page 89, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. ROADWAY EASEMENT RECORDED IN REAL VOLUME 117, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RIGHT OF WAY TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, AS RECORDED IN BIRMINGHAM REAL 3014, PAGE 744, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.
4. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO AND RELEASE OF DAMAGES RECORDED IN DEED BOOK 127, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR RIVERCHASE (RESIDENTIAL), AS RECORDED IN MISC. BOOK 14, PAGE 536 AND MISC. BOOK 17, PAGE 550, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENTS, RESTRICTIONS AND AGREEMENTS RECORDED IN DEED BOOK 312, PAGES 261-270.

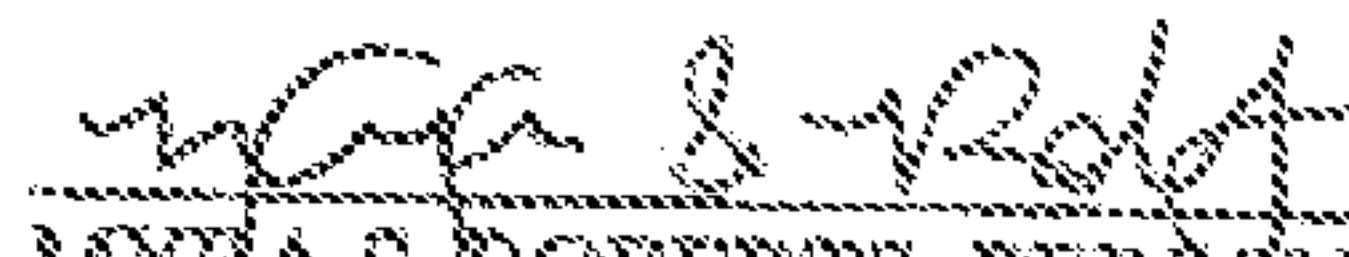
7. DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS, CHARGES, RIGHTS AND LIENS RECORDED IN REAL VOLUME 122, PAGE 184; AS AMENDED IN INSTRUMENT 2001-4997 AND BY INSTRUMENT 20021119000639550.
8. CONDITIONS, RESTRICTIONS AND LIMITATIONS APPEARING OF RECORD IN BOOK 144, PAGE 70

\$184,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

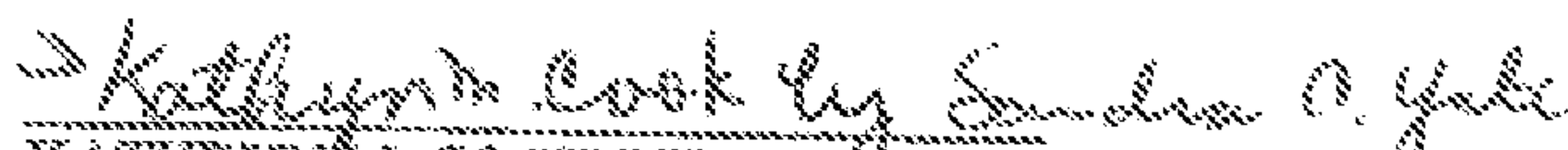
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of November, 2015.

ESTATE OF HOLLUM R. COOK,
DECEASED, SHELBY COUNTY
PROBATE CASE #2011-596


MYRA S. ROBERTS, PERSONAL
REPRESENTATIVE/TRUSTEE


GREGORY D. HYDE, PERSONAL
REPRESENTATIVE/TRUSTEE


KATHRYN M. COOK BY SANDRA
C. YATES HER ATTORNEY IN FACT *her attorney in fact*

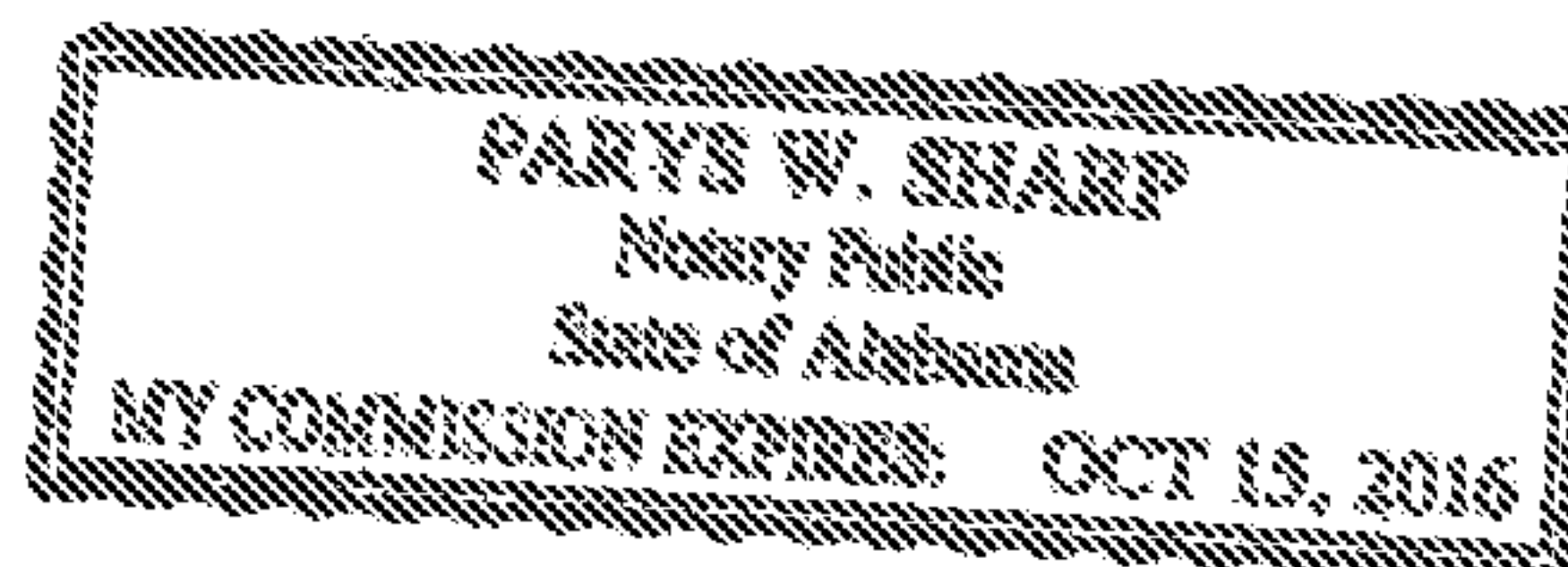
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MYRA S. ROBERTS as PERSONAL REPRESENTATIVE AND TRUSTEE UNDER THE ESTATE OF HOLLUM R. COOK, DECEASED, SHELBY COUNTY PROBATE CASE # 2011-596 is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in his capacity as such officer and with full authority executed the same voluntarily on the day the same bears date as the act of and on behalf of said estate.

Given under my hand and official seal on 20th of November, 2015.

Farys W. Sharp
Notary Public

My Commission Expires:

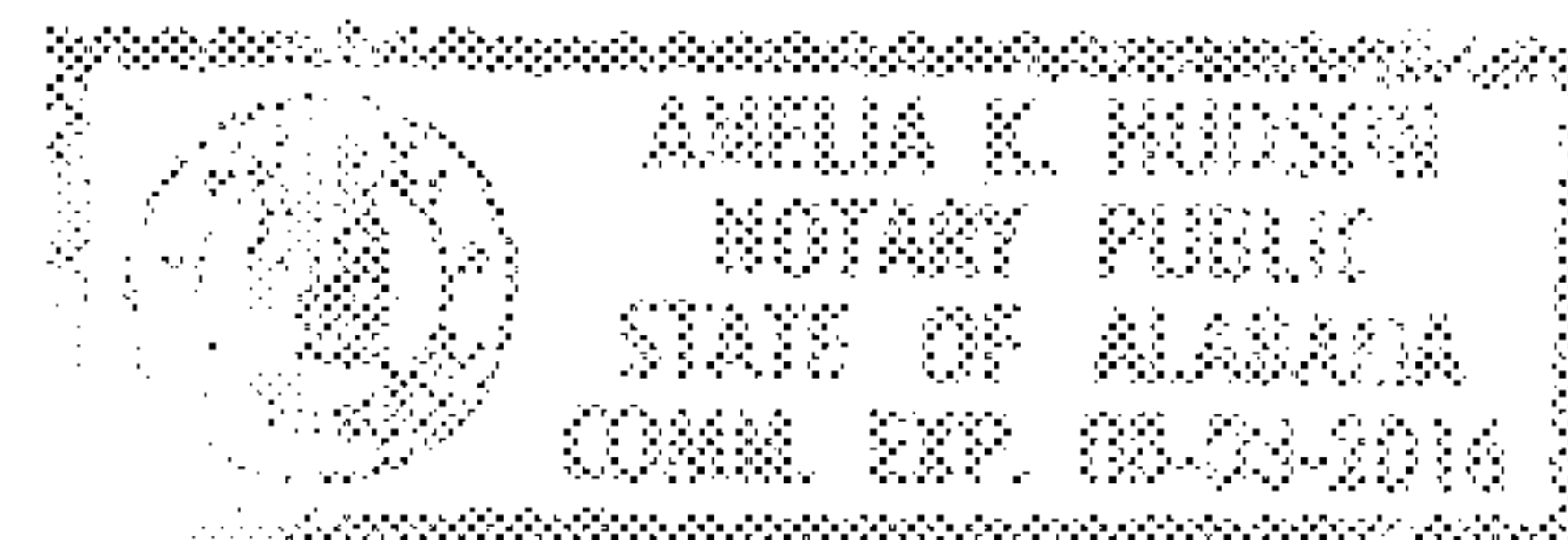
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GREGORY D. HYDE as PERSONAL REPRESENTATIVE AND TRUSTEE UNDER THE ESTATE OF HOLLUM R. COOK, DECEASED, SHELBY COUNTY PROBATE CASE # 2011-596 is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in his capacity as such officer and with full authority executed the same voluntarily on the day the same bears date as the act of and on behalf of said estate.

Given under my hand and official seal on 20th day of November, 2015.

Amelia K. Hudson
Notary Public

My Commission Expires: 8/3/2016

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify KATHRYN M. COOK BY SANDRA C. YATES HER ATTORNEY IN FACT 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, in her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 20th day of November, 2015.

[Signature]
Notary Public

My Commission Expires: 2016



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2015 03:10:53 PM
\$66.00 CHERRY
20151201000411160

[Signature]