

STATE OF ALABAMA

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One (\$1.00) dollar and other good consideration, to the undersigned grantor Della M. Brown, an unmarried woman widow of W. L. Brown, deceased, in hand paid by Exchange Security Bank, Birmingham, Alabama, and Mary Lee Garrett Brown, as trustees under trust agreement for the benefit of Kathryn Leigh Brown executed by Jadie A. Brown, Jr. on December 28, 1962, the receipt whereof is acknowledged, I the said Della M. Brown, do grant, bargain, sell and convey unto the said Exchange Security Bank and Mary Lee Garrett Brown as trustees under trust agreement for the benefit of Kathryn Leigh Brown executed by Jadie A. Brown, Jr. on December 28, 1962, an undivided one-third (1/3) interest in and to the following real property, together with all improvements, hereditaments and appurtenances, located in Shelby County, Alabama, viz:

Start at a point in center line of Southern Railroad's track 965.4 feet northeastwardly from the point where said track crosses the line dividing Sections 3 and 4 of Township 24 north, range 12 east; go thence northwestwardly at a right angle with said track a distance of 68 feet; thence turn an angle to the right of 44°46' and run 224.4 feet along the easterly line of Shelby Street to the southeasterly point of intersection of Shelby Street with the Columbiana-Centerville Road; thence turn an angle to the right of 55°31' and go northeasterwardly along the southerly line of the Columbiana-Centerville Road a distance of 198.5 feet for the point of beginning of the tract herein described; from said point of beginning continue along the southerly line of said Columbiana-Centerville Road a distance of 114.4 feet; thence turn an angle to the right of 6°10' and run along southerly line of said road a distance of 157.2 feet; thence turn an angle of 78°43' to right and run 229.2 feet along west line of lot known as Section House lot, to the northerly line of Southern Railway Company's property; thence turn an angle of 94°50' to right and run southwesterly along northerly line of Southern Railway Company's property 278.1 feet; thence turn an angle to right of 87°40' and run northwesterly 247 feet more or less to point of beginning.

Subject to right of way for public road granted to Shelby County as recorded in Volume 206 at Page 306 Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Exchange Security Bank and Mary Lee Garrett Brown as trustees under trust agreement for the benefit of Kathryn Leigh Brown executed by Jadie A. Brown, Jr. on December 28, 1962.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Exchange Security Bank and Mary Lee Garrett Brown as trustees under trust agreement for the benefit of Kathryn Leigh Brown executed by Jadie A. Brown, Jr. on December 28, 1962, their successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Exchange Security Bank and Mary Lee Garrett Brown as trustees under trust agreement for the benefit of Kathryn Leigh Brown executed by Jadie A. Brown, Jr. on December 28, 1962, their successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day



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of April, 1964.

WITNESS:

Della M. Brown (SEAL)
Della M. Brown

STATE OF ALABAMA

SHELBY COUNTY

I, R. C. HENDERSON, a notary public in and for said county, in said state, hereby certify that Della M. Brown, the unmarried widow of W. L. Brown, deceased, 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 29th day of April, 1964.

R. C. Henderson
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8 AM
4/30/64
RECORDED & S. 5.00 MRS. TAX
& S. 5.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Decker
JUDGE OF PROBATE

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