

This instrument was prepared by

(Name) George P. White, Attorney

(Address) 132 Courtsquare East, Centreville, Alabama 35042

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Love and affection and Ten (\$10.00) -----Dollars

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

Ethel B. Ferguson and Cecil D. Ferguson, husband and wife

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

Edward D. Brown

(herein referred to as grantee, whether one or more),

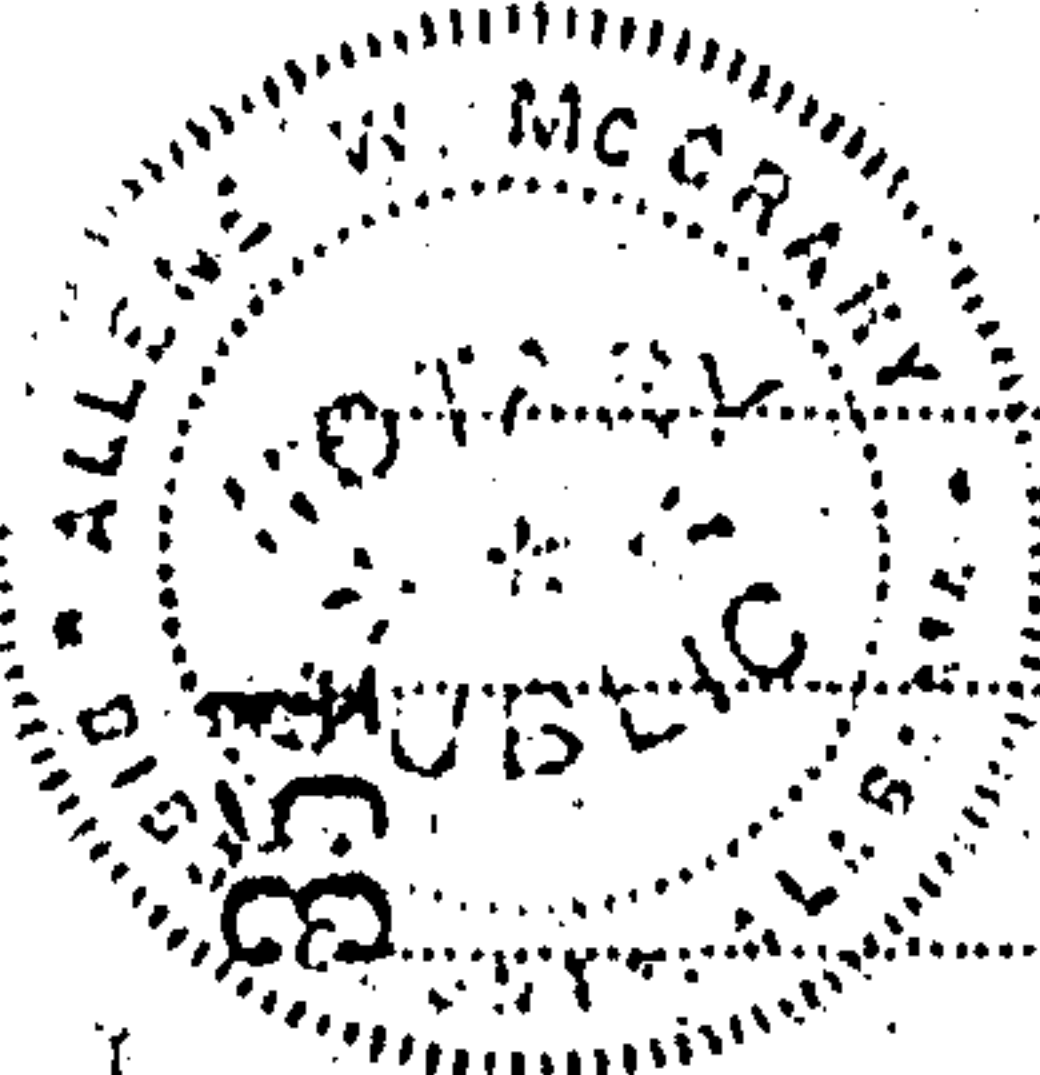
all our undivided right, title, claim and interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Northwest intersection of Shelby Street and Depot Street at an iron pin; thence S 68 degrees 40 minutes West along the Northwest margin of Depot Street a distance of 186.0 feet to a point; thence North 15 degrees 50 minutes West parallel to Dauphin Street, a distance of 50.0 feet to a point; thence North 68 degrees 40 minutes East parallel to Depot Street, a distance of 112.0 feet to a point; thence North 15 degrees 50 minutes West parallel to the said Dauphin Street, a distance of 123.73 feet to a point; thence South 72 degrees 50 minutes East a distance of 153.52 feet (being 1.0 minutes from the brick of a brick store) to a point on the Northwest margin of Shelby Street; thence South 17 degrees 44 minutes West along the said Northwest margin of Shelby Street, a distance of 99.64 feet to the point of beginning.; situated, lying and being in the City of Montevallo, Shelby County, Alabama.

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, W. G. have hereunto set, OUR hands(s) and seal(s), this, day of February 20, 1970



Ethel B. Ferguson (Seal)
Cecil D. Ferguson (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

Allen W. McGrary, a Notary Public in and for said County, in said State, do hereby certify that Ethel B. Ferguson and Cecil D. Ferguson, husband and wife 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of February, A. D., 1970.
Allen W. McGrary
Notary Public