

This instrument was prepared by

(Name) Matt Scalici

(Address) 2501 North 30th Avenue, Birmingham, Alabama

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 One (\$1.00) Dollar and the assumption of the hereinafter described mortgage

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

BEVERLY COCO BROWNLEE, a widow

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

GORDON MORROW

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

All of my undivided right, title and interest in and to

A parcel of land located in the NW 1/4 of the SE 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of said 1/4-1/4 Section and run in a northerly direction along the westerly line of said 1/4-1/4 section a distance of 653.70 feet for the point of beginning; from such point of beginning, continue in a northerly direction along the aforesaid westerly line for a distance of 515.16 feet to a point on the Southwesterly right-of-way line of Old Alabama Highway 280; thence turn an angle of 119 degrees 08' to the right, and run in a Southeasterly direction along said right-of-way line, a distance of 569.07 feet; thence turn an angle of 90 degrees to the right, and run in a Southwesterly direction a distance of 430 feet; thence turn an angle of 78 degrees 41' to the right and run in a northwesterly direction, a distance of 101.98 feet; thence 11 degrees 19 minutes right, in a Northwesterly direction, a distance of 218.25 feet to the point of beginning; containing 4.5601 acres, more or less.

Grantee assumes and agrees to pay that certain mortgage on the subject property in favor of Edna Wald and Mildred Wald, recorded in Book 312, Page 263, in the Probate Office of Shelby County, Alabama in the principal balance of \$35,000.00.

The grantors interest was derived under the last will and testament of James Lawrence Brownlee III, Deceased.

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 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, I have hereunto set my hands(s) and seal(s), this 17th day of March, 1970

(Seal)

(Seal)

(Seal)

Beverly Coco Brownlee

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

Matt Scalici

I, Matt Scalici, a Notary Public in and for said County, in said State, hereby certify that Beverly Coco Brownlee, a widow 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 17th day of March, A. D., 1970

Matt Scalici
Notary Public.

BOOK 231 PAGE 664