This instrument was prepared by

(Name) Scott-Long Realty, Inc. 963

(Address) Montevallo, Alabama

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-one thousand, five-hundred, & eighty-four and 50/100 Dollars ($41,584.50)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Victor Scott and Charlene H. Scott

1979022700002413O 1/1 $.00
Shelby Cnty Judge of Probate, AL
02/27/1979 12:00:00AM FILED/CERT

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

Brown Moulding Company, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit: Part of the SW¼ of the SW¼ of ec. 17, and the SE¼ of the SE¼ of Sec. 18, Township 21 S, Range 2 West, described as follows: Begi t the SW corner of Sec. 17, Township 21 S, Range 2 West and run Northerly along the West side of th aid section for 303.69 ft. to a point on the North right-of-way of Shelby Co. Road #87, this being he point of beginning. Then turn an angle of 63 deg. 05 min. 16 sec. to the right and run North- asterly along the North right-of-way of said road for 802.38 ft., thence turn an angle of 56 deg. 4 min. 49 sec. to the left and run Northerly along the said right-of-way for 94.85 ft. to a point n the West right-of-way of State Hwy. #31, then turn an angle of 42 deg. 35 min. 54 sec. to the eft and run Northwesterly along the said West right-of-way for 366.04 ft., then turn an angle of 5 deg. 06 min. 05 sec. to the left and run Southwesterly for 952.64 ft. to a point on the East ight-of-way of the L & N Railroad, then turn an angle of 82 deg. 54 min. 32 sec. to the left and ru outheasterly along the said railroad right-of-way for 372.71 ft. to a point on the North right-of- ay of Shelby County Road #87, then turn an angle of 92 deg. 58 min. 39 sec. to the left and run ortheasterly along the said right-of-way for 172.03 ft. back to the point of beginning.

ubject to easements and restrictions of record.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 23rd day of February, 19 79

BOOK 318 PAGE 31

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED
1979 FEB 27 AM 8:04
Thomas A. Snoddy, Jr.
JUDGE OF PROBATE
Deed 12.00
Rec. 1.50
Cert. 1.00
44.50

Victor Scott (SEAL)

Charlene H. Scott (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama
SHELBY COUNTY }

General Acknowledgment

I, Corinne P. Parr, a Notary Public in and for said County, in the State, hereby certify that Victor Scott and Charlene H. Scott

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 23rd day of February A.D. 19 79

Corinne P. Parr
Notary Public

My Commission Expires February 25, 1982

Brown Moulding Co.
P.O. Box 170
Montevallo, Ala. 35115