

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

THIS INSTRUMENT, made and entered into this the 21st day of August, 1985, by and between JAMES GRAHAM BROWN FOUNDATION, INC., a Kentucky Corporation, 132 East Gray Street, Louisville, Kentucky, 40202, hereinafter referred to as the party of the first part, and ERVIN RUTLEDGE, JR., Route 1, Box 231, Brierfield, Alabama 35035, hereinafter referred to as the party of the second part.

W I T N E S S E T H:

The party of the first part, for and in consideration of the sum of NINE THOUSAND SIX HUNDRED TWENTY-FIVE (\$9,625.00) DOLLARS, and other good and valuable consideration to it this day paid by the party of the second part, receipt whereof is hereby acknowledged, has and by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto the party of the second part, his successors and assigns, the following described real property situated in Shelby County, Alabama, to-wit:

042 213
All of Lots 1, 2, 3, 4, 5, 6 & 7 lying west of U.S. Highway 31 in Block 6 and Lots 1, 2, 3, 4, 5, 6 & 7 Block 3 of the Storrs and Fletchers Addition to the Town of Colera, Alabama, a Subdivision of a part of the Northwest Quarter of the Northwest Quarter, Section 2, Township 24 North, Range 13 East, according to the official map or plat recorded in Map Book 3 on Page 42 in the Probate Office of Shelby County, Alabama.

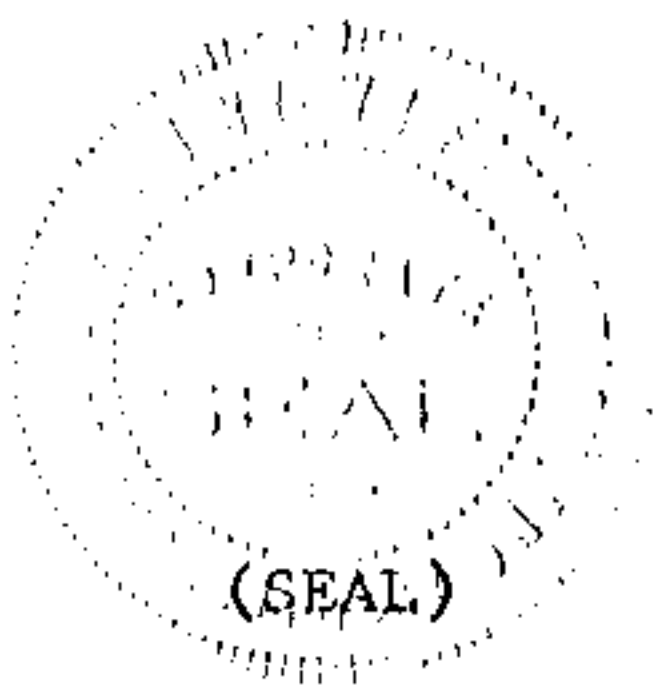
Approximately 1.78 acres (77,600 square feet) more or less.

TO HAVE AND TO HOLD unto the said party of the second part, his successors and assigns, forever.

The party of the first part for itself, its successors and assigns, hereby covenants and warrants to and with the said party of the second part, his successors and assigns, that it is seized of an indefeasible estate in and to the said property; that it has good right to convey the same as herein contained; that it will guarantee the peaceable possession thereof; that said property is sold subject to any and all rights to the property or any part thereof by any federal, state or local government or instrumentality thereof; that the said property is free and clear of all liens, encumbrances and restrictions except liens and restrictions of record and except existing easements not of record and not visible on the ground; and that it will and its successors and assigns will forever warrant and defend the same unto the said party of the second part, his successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereto affixed and this instrument to be executed by Ray E. Loper, as its President, and attested by Dr. Arthur H. Keeney, as its Secretary, on the day and year first above written.

Ervin Rutledge, Jr.
3291 - N.W. 20th St. 1 -
Dunbar, AL



JAMES GRAHAM BROWN FOUNDATION, INC.
A Kentucky Corporation

Ray E. Loper, President

ATTEST:

Dr. Arthur H. Keeney, Secretary

STATE OF ALABAMA

COUNTY OF BALDWIN

SS

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Ray E. Loper, whose name as President of James Graham Brown Foundation, Inc., a Kentucky corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal on this the 31st day of August, 1985.

My Notarial Commission expires: May 22, 1988

Shirley L. Blair
Notary Public, State at Large, AL

STATE OF KENTUCKY

COUNTY OF JEFFERSON

SS

I, the undersigned, a Notary Public, in and for said County in said state, hereby certify that Dr. Arthur H. Keeney, whose name as Secretary of James Graham Brown Foundation, Inc., a Kentucky corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal on this the 21st day of August, 1985.

My Notarial Commission expires: August 22, 1987

Harold E. Thompson
Notary Public, State at Large, KY

This instrument prepared by:

Charles F. Wood, Attorney
545 Starks Building
Louisville, KY 40202
502-583-5034

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 SEP 23 PM 2:38

JUDGE OF PROBATE

Deed fee 10⁰⁰
Rec. 5⁰⁰
Ind. 1⁰⁰
16⁰⁰ - 2 -