

This instrument prepared by:

1072

Send tax notice to:

Walter L. Mims
#2 Office Park Circle
Birmingham, Alabama 35223

Name: _____
Address: _____

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That, for and in consideration of One Hundred Ten Thousand and No/100 Dollars (\$110,000.00) to the undersigned Grantors, Harriett Judith DeBardleben, Shawn O'Brien Leary and Timothy Thomas Leary, as Co-Executors of the Estate of Harry J. Leary, Deceased, sole stockholders of Shamrock Enterprises, Inc., now dissolved, in hand paid by Samuel G. Brown, Jean T. Brown and Brenda T. Brown, the receipt whereof is acknowledged, we, the said Harriett Judith DeBardleben, Shawn O'Brien Leary and Timothy Thomas Leary, in their capacity as Co-Executors of the Estate of Harry J. Leary, Deceased, sole stockholders of Shamrock Enterprises, Inc., now dissolved, do grant, bargain, sell and convey unto the said Samuel G. Brown, Jean T. Brown and Brenda T. Brown the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land situated in the NW 1/4 - SW 1/4, Section 32, Township 18 Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of said 1/4 - 1/4; thence Southerly along the West line of said 1/4 - 1/4 a distance of 327.86 feet to a point; thence turn 64 42' 17" left and run Southeasterly a distance of 240.53 feet; thence 93 46' left and run Northeasterly a distance of 119.94 feet to point of beginning of property herein described; thence continue Northeasterly and along the last stated course a distance of 100.6 feet; thence 89 44' 5" right and run Southeasterly a distance of 707.57 feet to point on the Westerly right of way line on Alabama Highway #119; thence turn 89 49' 25" right and run Southwesterly and along said Westerly right of way line a distance of 150 feet; thence 94 12' 30" right and run Northwesterly a distance of 710.25 feet to point of beginning. Contains 2.0322 acres.

Subject to:

1. Taxes due in the year of 1986, a lien, but not yet payable. Prior Parcel #58-3-9-32-0-001-006.03.
2. Easements to Alabama Power Company in Deed Book 109, page 499, and Deed Book 239, page 214.

BOOK 061 PAGE 554

Samuel G. Brown
4910 - Meadowbrook Way
Bham, Al. 35243

