

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:

Mr. Ron E. Brown

P.O. Box 1881
Alabaster, AL 35007

481
WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) to the undersigned GRANTOR, THE ESTATE OF VICTOR SCOTT by the Co-Personal Representatives, Victor Richard Scott and Charlene H. Scott, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

RON E. BROWN, a married man

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

Commencing at the Northeast corner of Section 2, Township 21, Range 3 West and run thence West 894 feet to East boundary line of the right of way of the Louisville & Nashville Railroad Company's North bound tract; thence South 4 deg. 45 min. West along said right of way line 204 feet to the point of beginning; thence South 4 deg. 45 min. West a distance of 50 feet; thence South 84 deg. 15 min. East 107 feet, more or less, to the West boundary of the Birmingham-Montgomery Highway; thence in a Northerly direction along the West boundary of said Highway 50 feet; thence West 107 feet, more or less, to the point of beginning of said property; being situated in the NE 1/4 of the NE 1/4 of Section 2, Township 21, Range 3 West, Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 95 page 376 in Probate Office of Shelby County, Alabama.

Right of Way granted to Shelby County by instrument recorded in Deed Book 82 page 351 in Probate Office of Shelby County, Alabama.

Subject to any existing unrecorded leases on subject property
Mineral and mining rights if not owned by Grantor.

\$22,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, the said GRANTOR by its Co-Personal Representatives, Victor Richard Scott and Charlene H. Scott, who are authorized to execute this conveyance, hereto set their signatures and seals, this 30th day of September, 1986.

THE ESTATE OF VICTOR SCOTT

By:

Victor Richard Scott, Co-Personal Representative

By:

Charlene H. Scott, Co-Personal Representative

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Richard Scott and Charlene H. Scott, whose names as Co-Personal Representatives of The Estate of Victor Scott, 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, in their capacity as Co-Personal Representatives and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 1986.

(NOTARIAL SEAL)



Regina C. Latham
Notary Public

BOOK 094 PAGE 79

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 OCT -6 AM 9:35

Thomas A. Hamilton, Jr.
JUDGE OF PROBATE

| | |
|------------------|---------|
| 1. Deed Tax | \$ 3.00 |
| 2. Mtg. Tax | _____ |
| 3. Recording Fee | 5.00 |
| 4. Indexing Fee | 1.00 |
| TOTAL | 9.00 |