

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of Eighty-Five Thousand One Hundred Eighty One and 75/100 Dollars (\$85,181.75) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, O. GORDON ROBINSON, JR. and wife, KATHARENE M. ROBINSON (herein referred to as Grantors) do grant, bargain, sell and convey unto DON A. BROWN and wife, SANDRA J. BROWN (herein referred to as Grantees) the following described real property situated in Shelby County, Alabama to-wit:

All of the Northeast one-fourth (NE 1/4) of the Southwest one-fourth (SW 1/4) and the Northwest one-fourth (NW 1/4) of the Southeast one-fourth (SE 1/4) of Section 11, Township 20 South, Range 2 East, Shelby County, Alabama, lying South and West of Chancellor's Ferry Road as now located; said property containing 43.13 acres, more or less.

\$60,000.00 of the consideration for this conveyance was financed by a first mortgage loan extended by J.K.V. Ratliff.

BOOK 282 PAGE 392
TO HAVE AND TO HOLD unto said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

✓ Shalee Brooke

IN WITNESS WHEREOF, we have hereunto set our hands and seals
this 13 day of March, 1990.

O. Gordon Robinson, Jr. (SEAL)
O. GORDON ROBINSON, JR.

Katharene M. Robinson (SEAL)
KATHARENE M. ROBINSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that O. Gordon Robinson, Jr., 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this 13th day of March, 1990.

Notary Public
NOTARY PUBLIC

[SEAL]

My Commission Expires: 1/2/91

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Katharene M. Robinson, 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 this 13th day of March, 1990.

Notary Public
NOTARY PUBLIC

[SEAL]

My Commission Expires: 8/8/92

This Instrument Prepared By:

David F. Byers, Jr., Esq.
Wallace, Brooke & Byers
2000 SouthBridge Parkway
Suite 525
Birmingham, Alabama 35209

Send Tax Notice To: Don A. Brown

1. Deed Tax	\$ 25.50
2. Mtg. Tax	\$ 5.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 36.50