

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91
Montevallo, AL 35115-0091

205/665-5102
205/665-5076

Send Tax Notice to: **O. J. Carson**

(Name)

(Address)

213 Meadowood Ln.
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Four Thousand and 00/100, (\$54,000.00) -----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Margaret C. Brown, the Executrix of the Estate of Pearl C. Wilson, deceased, Probate Case
No. 29-039, Probate Office of Shelby County, Alabama.

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

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

A certain lot in the Town of Montevallo, described as follows: Commence at a point on the southwest margin of Middle Street, which is 332 feet Northwest of the Northernmost corner of Block #6 according to the original plan of said town as recorded in the Office of the Probate Judge of Shelby County, said point of beginning being the Northernmost corner of lot heretofore called the Methodist Parsonage lot, and now known as the Mulkey lot; thence running Northwest along the margin of Middle Street a distance of 75 feet; thence southwest at right angles to said Middle Street, a distance of 150 feet; thence Southeast a distance of 75 feet to the line of said Mulkey lot; thence Northeast along the line of said Mulkey's lot a distance of 150 feet to the point of beginning. Situated in Shelby County, Alabama. Based upon survey of R. C. Farmer and Associates, Inc., dated November 27, 1990.

See Affidavit attached hereto as Exhibit "A" and incorporated herewith, as though fully set out herein.

Grantor hereby quitclaims unto the Grantee all property described in Exhibit "A", by reference of Exhibit "A-1", which is not included in the hereinabove designated property.

This conveyance is made pursuant to authority of the above designated Executrix, pursuant to Letters Testamentary issued by the Probate Court of Shelby County, Alabama, on or about the 4th day of May, 1990, pertaining to Case Number 29-039.

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 7th
day of December, 19 90

(Seal)

(Seal)

(Seal)

Margaret C. Brown
Margaret C. Brown, Executrix
of the Estate of Pearl C. Wilson,
deceased
(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

County }

General Acknowledgment

I,
in said State, hereby certify that

a Notary Public in and for said County,

whose name(s) 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this _____ day of _____ 19 _____

My Commission Expires:

Jim Van

Notary Public

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Margaret C. Brown, whose name as Executrix of the Estate of Pearl C. Wilson 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, in her capacity as such Executrix, executed the same voluntarily on the day the same bears date.

Given under my hand this the 7th day of December, 1990.

D. A. Adams
Notary Public

8/93

EXHIBIT "A"

STATE OF ALABAMA)
COUNTY OF SHELBY)

AFFIDAVIT

Comes now Margaret C. Brown as Executrix of the Estate of Pearl C. Wilson, deceased; and Mary Smitherman, as a disinterested party, and after first being duly sworn, said Affiants do hereby depose and say as follows:

1. Both Affiants are over the age of sixty (60) years, and have personal knowledge of the facts stated herein, to which each acknowledge and confirm.

2. Pearl C. Wilson, the Decedent, died testate while residing in Shelby County, Alabama, on or about the 14th day of April, 1990. The Decedent was seized of certain property located in Shelby County, Alabama, as described within the survey of R. C. Farmer and Associates, Inc., dated November 27, 1990, (same being hereto attached as Exhibit "A-1").

3. On or about April 12, 1947, decedent and her husband, A. L. Wilson, who predeceased Pearl C. Wilson, and died intestate in Shelby County, Alabama, purchased the real estate which is the subject of this Affidavit, such deed of conveyance being recorded at Deed Book 128, Page 146, Shelby County Probate office.

4. Neither the Decedent nor her husband had any children, natural or adopted. Margaret C. Brown hereby acknowledges and confirms that, during the lifetime of the Decedent, she actually possessed the subject real estate, beginning with the date of the above designated purchase of same, and in approximately 1950, a chain link fence was installed around the property (said chain link fence being designated by the heretofore identified survey, a copy of which is attached hereto as Exhibit "A-1"). Since the date of the installation of said fence, until the date of her Decease, said Decedent openly, notoriously, continuously and adversely possessed and used the real estate which is enclosed by said chain link fence, but outside the actual boundary of the property, and said Decedent further possessed and used, in the same fashion, the real estate which is not actually enclosed within said chain link fence but follows an imaginary straight line from the points at which said chain link fence ends upon the Northwest and Southeast sides of said lot, to the points of the sidewalk upon the Northeast side of said lot. The Decedent cut grass within the bounds of the chain link fence and within the areas indicated, she also planted and groomed flowers and fruit trees, at least one of which is well over twenty (20) years old within the above designated areas.

Mary Smitherman, as a disinterested party, hereby acknowledges that she can attest to the said Decedent's use of the identical property as designated above, in the identical fashion as described above from 1977 until the date of said Decedent's decease.

5. Neither Affiant is aware of any communication to themselves or the said Decedent, whereby the Decedent may have been informed that the said chain link fence crossed the property line on the Northwest and Southwest boundaries of said property.

6. Neither Affiant is aware of any other person or entity which makes any sort of claim to or against the said property lying within the boundaries of said chain link fence, nor the other areas of the property heretofore designated which appear to be outside the actual legal description of the property, but was used by the Decedent as indicated above without any interference whatsoever.

Margaret C. Brown
Margaret C. Brown, Affiant

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Margaret C. Brown, whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Affidavit she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December, 1990.

D A Spear
Notary Public 8/93

Mary Smitherman
Mary Smitherman

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Smitherman, whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Affidavit she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December, 1990.

D A Spear
Notary Public 8/93

BOOK 321 PAGE 127

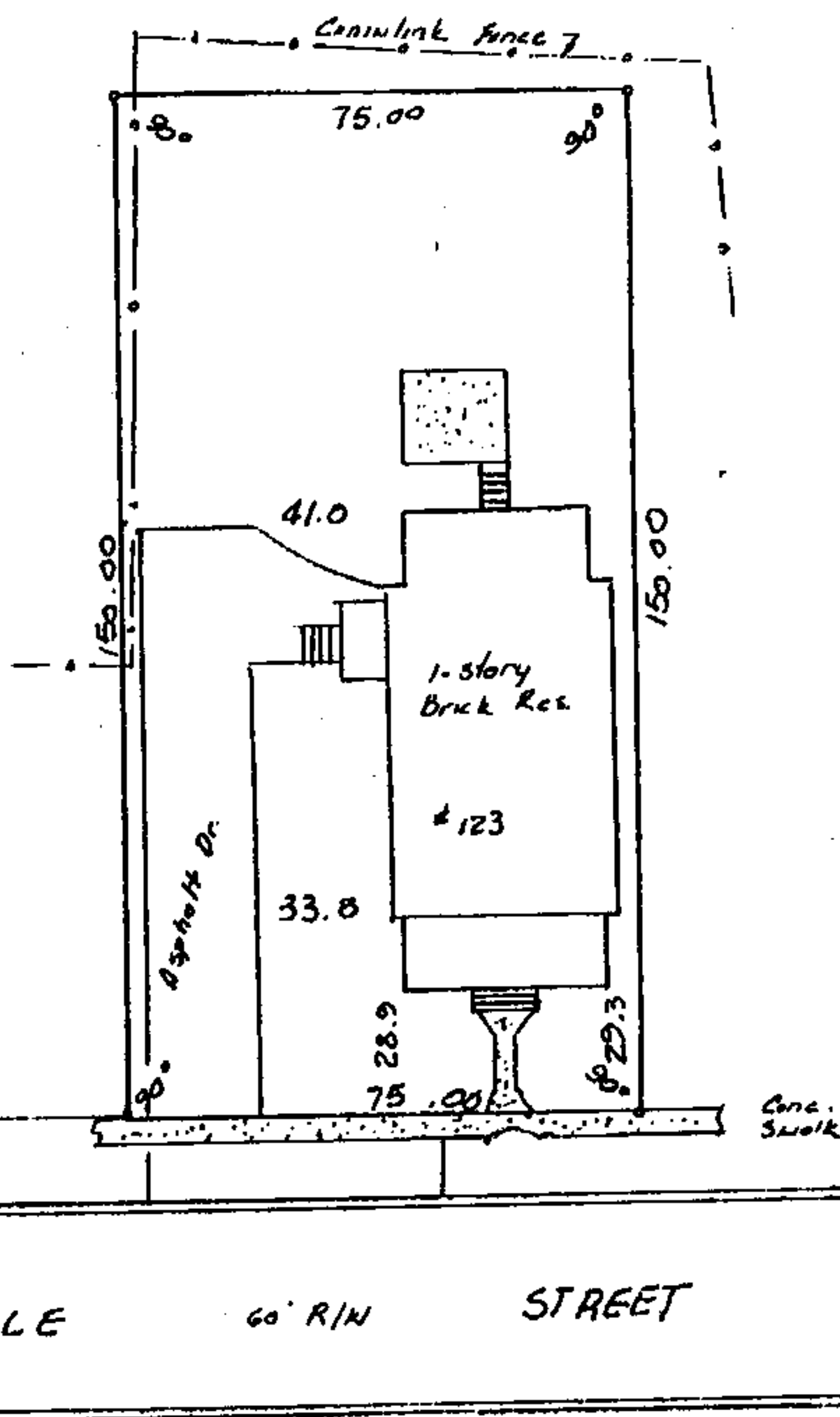
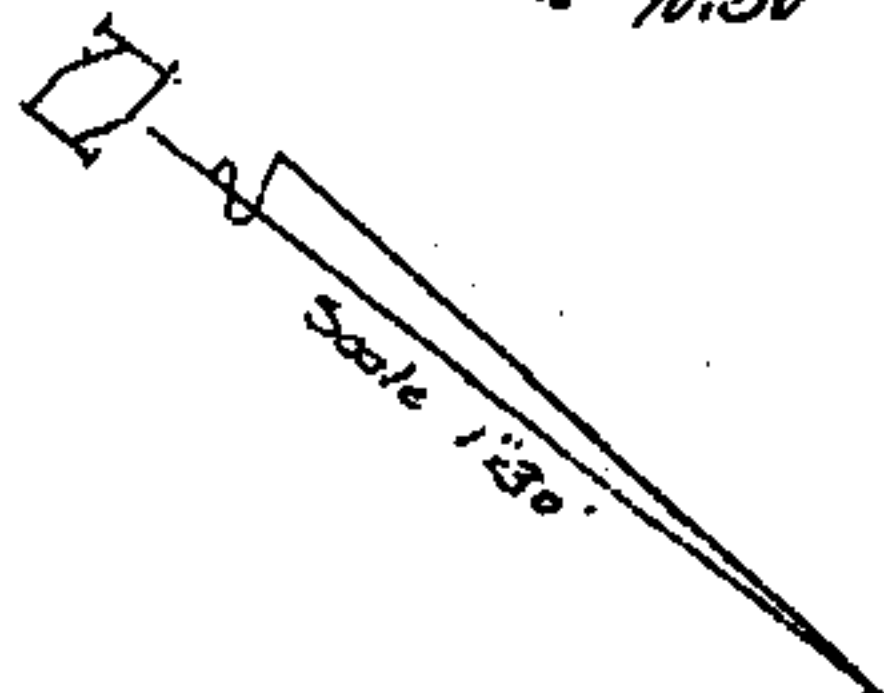
EXHIBIT "A-1"

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

90 DEC -7 PM 3:38

JUDGE OF PROBATE

1. Deed Tax	54.00
2. Map Tax	
3. Recording Fee	12.50
4. Index	3.00
5. Notary	
6. Commission	1.00
Total	70.50



BOOK 321 PAGE 128

NE COR.
Block 6 332.0 Deed

STATE OF ALABAMA
SHELBY COUNTY

NOVEMBER 27, 1990

I, Robert C. Farmer, a Professional Land Surveyor registered in the State of Alabama, hereby certify this to be a true and correct map or plat of my survey of a certain lot in the Town of Montevallo, described as follows:

Commence at a point on the Southwest margin of Middle Street, which is 332' Northwest of the Northernmost corner of Block #6 according to the original plan of said Town as recorded in the Office of the Probate Judge of Shelby County, said Point of Beginning being the Northernmost corner of lot heretofore called the Methodist Parsonage lot, and now known as the Mulkey lot; thence running Northwest along the margin of Middle Street a distance of 75'; thence Southwest at right angles to Middle Street, a distance of 150'; thence Southeast a distance of 75' to the line of said Mulkey lot; thence Northeast along the line of said Mulkey's lot a distance of 150' to the Point of Beginning.

I further certify that the buildings now on said lot are within the bounds of same, that there are no visible encroachments, except as shown, and there are no rights-of-ways, easements or joint driveways over or across said land visible on the surface except as shown; that there are no visible electric or telephone wires (except those which serve the premises) or structures or supports therefore including poles, anchors and guy wires, on or over said premises except as shown. I further certify that I have consulted the Federal Flood Hazard Map for this area and have found that the above described property is not in a special flood hazard area.

R.C. FARMER and ASSOCIATES, INC.
P.O. Box 1664
Alabaster, Alabama 35007
(205) 664-2566



Robert C. Farmer, P.L.S.
Ala. Reg. No. 14720