

This instrument was prepared by

ROSEMARY BROWN
595 HOLCOMBE ROAD
CALERA, AL 35040

HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Michael Keith Brown

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

Rosemary Brown

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

Commence at the NW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 22 South, Range 1 West; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 1149.95 feet; thence 87 deg. 57 min. 40 sec. right run 121.34 feet to the point of beginning; thence continue last described course for 210.00 feet; thence 90 deg. 00 min. left run 230.00 feet; thence 90 deg. 00 min. left run 210.00 feet; thence 90 deg. 00 min. left run 230.00 feet to the point of beginning. Containing 1.1 acres.

ALSO, a 20 foot easement for egress and ingress, the center line of which is described as follows: Commence at the NW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 22 South, Range 1 West; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 1149.95 feet; thence 87 deg. 57 min. 40 sec. right run 331.34 feet; thence 90 deg. 00 min. left run 184.00 feet to the point of beginning; thence 88 deg. 26 min. 00 sec. right run 620.36 feet to the North line of Old Columbiana-Calera Road and the point of ending.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

92 FEB -4 AM 8:21

JUDGE OF PROBATE

1. Deed Tax	-----	<i>Not paid</i>
2. Mtg. Tax	-----	
3. Recording Fee	-----	<i>2.50</i>
4. Indexing Fee	-----	<i>2.00</i>
5. No Tax Fee	-----	<i>1.00</i>
6. Certified Fee	-----	<i>1.00</i>
Total	-----	<i>7.50</i>

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 31st
day of January, 19 92.

(SEAL)

Michael K. Brown
Michael Keith Brown (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority,
in said State, hereby certify that Michael Keith Brown

a Notary Public in and for said County,

Whose name ~~is~~ 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 and official seal this 31 day of January, A.D. 19 92

W. R. N.