

GRANTEES' ADDRESS:
16960 Highway 42
Shelby, AL 35143

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and no/100-----
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, # (herein

Gregory L. Shirley, a married man
herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald Newell Brown and Sandra K. Brown
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

The West 730 feet of the following described property: the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 21 South, Range 2 West, and all of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 21 South, Range 2 West, lying South of Shelby County Highway #26, Shelby County, Alabama.

LESS AND EXCEPT the following described parcel of land: Commence at the Northwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 13; thence run in a Southerly direction along the west boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 386.60 feet, more or less, to the southeast right-of-way of said Highway #26, said point being the point of beginning; thence continue a Southerly direction along the west boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and along the West boundary of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 24, Township 21 South, Range 2 West, a distance of 1120 feet to a point; thence turn 100 deg. 49 min. to the left and run northeasterly direction 630 feet to a point; thence turn 79 deg. 11 min. to the left and run in a northerly direction 1120 feet to a point, said point being on the south right-of-way of Shelby County Highway #26; thence turn 100 deg. 49 min. to the left and run in a Southwesterly direction along said highway right of way 630 feet to the point of beginning. Containing 21 acres, more or less.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 6th
day of August, 19 92.

** THE PROPERTY DESCRIBED ABOVE DOES NOT CONSTITUTE
~~WITNESS~~ ANY PART OF THE GRANTOR'S HOMESTEAD.

_____(Seal)

_____(Seal)

_____(Seal)

Gregory L. Shirley (Seal)
Gregory L. Shirley (Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Gregory L. Shirley, a married man
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 and official seal this 6th day of August, A. D. 19 92