

THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF THE LAST WILL AND TESTAMENT OF MARY LEE BROWN, DECEASED, WHICH WAS PROBATED IN CASE NUMBER 280235, PROBATE COURT OF SHELBY COUNTY, ALABAMA.

Send Tax Notice to:
Jadie A. Brown, Jr., as
Trustee
P. O. Box 24
Montevallo, AL 35115

THIS INSTRUMENT WAS PREPARED BY:
Dale B. Stone
SIROTE & PERMUTT, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, JADIE A. BROWN, JR., as Executor of the Estate of Mary Lee Brown, Deceased (hereinafter referred to as "Grantor"), in hand paid by JADIE A. BROWN, JR., as Trustee of Trust Estate "B" u/w/o Mary Lee Brown (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, all of his right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southwest quarter of Southeast Quarter of Section 21, Township 22 South, Range 3 West described as follows: To establish a point of beginning of said parcel of land, extend the South boundary line of Lot No. 20 of Block 6 of Arden Subdivision, in the City of Montevallo, Alabama, as per Map recorded in Map Book 3 at page 64 in the Office of Judge of Probate, Shelby County, Alabama, Westerly to its intersection with the center line of a ditch or creek which is the Southwest boundary line of said Lot No. 20. The point of intersection being the point of beginning. Thence run North 84 degrees 58 minutes East 15 feet more or less to an iron pin on the South boundary line of said Lot No. 20; thence continue in the same direction and along the South boundary line of said Lot No. 20 to an iron pin at the Southwest corner of Lot No. 19, a distance of 169.0 feet; thence continue in the same direction and along the South boundary line of said Lot No. 19 a distance of 175.0 feet to the Southeast corner of Lot No. 19 (the last distance of 175.0 feet being a corrected measurement); thence at an angle 90 degrees 00 minutes to the right a distance of 65.0 feet; thence at an angle 45 degrees 29 minutes to the left a distance of 359.9 feet to an iron pin on the West bank of Shoal Creek; thence continue in the same direction a distance of 22.0 feet more or less to the center line of Shoal Creek; thence along the center line of said Creek in a southerly direction and then Southwesterly direction to

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its intersection with the center line of a ditch or creek mentioned above; thence Northerly along the center line of said ditch or creek to the point of beginning. Containing 14.99 acres, more or less.

This conveyance is made subject to the following:

1. 1992 ad valorem taxes, a lien but not yet due and payable.

2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

Note that Mary Lee Brown, Deceased, is the same individual as Mary Lee Garrett Brown, the grantee in that certain Warranty Deed dated January 7, 1964, as recorded in Book 229, Page 100, in the Office of the Judge of Probate, Shelby County, Alabama.

The undersigned Grantor limits his liability hereunder solely to the assets he receives and holds in his capacity as Executor as aforesaid.

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's successors and assigns forever.

IN WITNESS WHEREOF, the Grantor, who is authorized to execute this conveyance, has hereunto set his signature and seal this the 13th day of October, 1992.


JADIE A. BROWN, JR.
as Executor of the Estate
of Mary Lee Brown, Deceased.

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jadie A. Brown, Jr., whose name as Executor of the Estate of Mary Lee Brown, Deceased, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Executor and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of October, 1992.


NOTARY PUBLIC

Notary Public, Alabama State At Large
My Commission Expires Jan. 23, 1993

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