

THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF THE LAST WILL AND TESTAMENT OF ANDREW B. BROWN, JR., DECEASED, WHICH WAS PROBATED IN THE TALLADEGA PROBATE COURT, ALABAMA, CASE NUMBER 016/89.

Send Tax Notice to:

Name: MARY C. BROWN
Address: 363 Moorefield Drive
Talladega, Alabama 35160

This instrument was prepared by
Harold I. Apolinsky, Esquire
SIROTE & PERMUTT, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 (\$10.00) and other good and valuable considerations to the undersigned MARY C. BROWN, as Executrix of the Estate of Andrew B. Brown, Jr., deceased (herein referred to as "Grantor"), in hand paid by MARY C. BROWN (herein 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, an undivided interest in and to the hereinafter described real estate situated in Shelby County, Alabama, which said real estate is bounded and described as set forth on Exhibit "A" attached hereto and made a part hereof.

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.

The undersigned Grantor limits her liability hereunder solely to the assets Grantor receives and holds in her capacity as Executrix as aforesaid.

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SHELBY COUNTY JUDGE OF PROBATE
003 MCD 13.50

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

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereunto set her signature and seal, this the 22nd day of July, 1992.

Candace L. Hughes
Witness

Mary C. Brown (SEAL)
MARY C. BROWN, Executrix

(GRANTOR)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MARY C. BROWN, whose names as Executrix 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 said 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 22nd day of July, 1992.

Candace L. Hughes
NOTARY PUBLIC
My Commission Expires: 10-23-94

Ref: CLH/2710515

EXHIBIT A

Commence at the southeast corner of the NE¹/₄ of NW¹/₄, Section 35, T 21 S, R 1 W and run west along the south boundary line of said quarter quarter section a distance of 160 feet to the point of beginning in the center of Old Brown Saw Mill Road; thence run in a northwesterly direction along the center of said old road a distance of 1905 feet to the point of ending on the southeast right of way line of Old State Highway 25 approximately 300 feet east of the Northwest corner of NE¹/₄ of NW¹/₄, Sec. 35, T 21 S, R 1 W. Said road is approximately 20 feet wide.

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