

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.

Inst # 1992-24996

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SHELBY COUNTY JUDGE OF PROBATE
003 NCD 13.30

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

A part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 23, Township 21, Range 1 West, more particularly described as follows: Commence at a point on West side of Main Street in Town of Columbiana, 609 feet North of the Northeast corner of what is known as J. L. Peters residence lot (Now owned by B. L. Owen), said point being 15 feet, more or less, South of a large ditch or gully, which point is also the Northeast corner of the H. L. Nichols lot; thence Northerly along the West line of Main Street 345 feet to the point of beginning of lot herein described; thence 84 deg. 50 min. to left 150 feet; thence 95 deg. 10 min. to left 145 feet; thence 95 deg. 10 min. to right 262 feet; thence 84 deg. 50 min. to right 267 feet to West line of the right-of-way of the Southern Railroad; thence 44 deg. 20 min. to the right 74.2 feet along Western right-of-way of said railroad; thence 53 deg. to right 373 feet to Western line of Columbiana-Chelsea Highway, also known as Main Street; thence 84 deg. 50 min. to right along the Western right-of-way of said highway 168 feet to point of beginning, containing 2.54 acres, more or less.

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