

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. DEED IS RECORDED TO PERFECT TITLE FROM THE ESTATE TO THE BENEFICIARY. TITLE SOURCE: DEED BOOK 260 PAGE 144.

Send Tax Notice to:

Name: MARY C. BROWN
Address: 363 Moorefield Drive
Talladega, Alabama 35260

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

Inst # 1992-31689

12/30/1992-31689
02:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 12.50

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 ANDREW B. BROWN, III, as President of Shelby County Lumber (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. 1993 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 acknowledges that said property is part of the estate of Andrew B. Brown, Jr.,

deceased, which is being administered in the Talladega Probate Court.

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 his signature and seal, this the 30 day of December, 1992.

Carole L. Hampton
Witness

Andrew B. Brown III (SEAL)
ANDREW B. BROWN, III,
President of Shelby County
Lumber

(GRANTOR)

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ANDREW B. BROWN, III, whose name as President 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, he executed the same voluntarily on the day the same bears date.

December Given under my hand this the 30 day of December, 1992.

Carole L. Hampton
NOTARY PUBLIC
My Commission Expires: 10-27-94

Ref: CLH/2710515

EXHIBIT A

A parcel of land described as follows: Beginning at a point located on the West boundary line 420 ft. north from the Southwest corner of the NW1/4 of the NE1/4 of Section 35, Township 21 South, Range 1 West; thence run north along the West boundary line of said quarter-quarter section a distance of 240 ft.; thence run East perpendicular to said West boundary line a distance of 210 ft.; thence run South parallel to said west boundary line a distance of 240 ft.; thence run West perpendicular to said West boundary line a distance of 210 ft. to point of beginning comprising of approximately 1.2 acres, lying in the NW1/4 of the NE1/4 of Section 35, Township 21, Range 1 West.

Inst # 1992-31689

12/30/1992-31689
02:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 12.50