

Send Tax Notice to:

CAROLYN B. BURKHALTER  
1339 Ferndale Drive  
Auburn, Alabama 36830

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 (herein referred to as "Grantor"), in hand paid by CAROLYN B. BURKHALTER (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, give 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.

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003 MCD 16.50

TO HAVE AND TO HOLD to the said Grantee, and to her heirs, executors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal, this the 30 day of December, 1992.

Mary C. Brown (SEAL)  
MARY C. BROWN

(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 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 said instrument, she executed the same voluntarily on the day the same bears date.

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

Cardene L. Byrd  
Notary Public

My Commission Expires: 10-23-94

Ref: /2710519

Commence at the SW corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 23, Township 21 South, Range 1 West, thence run North along the West line of said  $\frac{1}{4}$  Section a distance of 507.48 feet to the centerline of the Southern Railway R.O.W.; thence turn an angle of 55 degrees 51 minutes to the right and run along said centerline a distance of 1022.55 feet; thence turn an angle of 12 degrees 13 minutes to the right and run a distance of 203.80 feet; thence turn an angle of 88 degrees 53 minutes to the right and run a distance of 143.10 feet to the point of beginning; thence turn an angle of 20 degrees 41 minutes to the right and run a distance of 97.57 feet to the NW R.O.W. line of State Hwy. No. 25 (Columbiana By-Pass), thence turn an angle of 56 degrees 42 minutes to the right and run along said R.O.W. line a distance of 176.62 feet; thence turn an angle of 104 degrees 42 minutes to the right and run a distance of 108.65 feet; thence turn an angle of 81 degrees 56 minutes to the right and run a distance of 203.97 feet to the point of beginning. Situated in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

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