

STATE OF ALABAMA           )  
SHELBY COUNTY            )

**WARRANTY DEED**

**JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety-Four Thousand Three Hundred and NO/100 (\$94,300.00) Dollars and other good and valuable consideration to the undersigned, **Redick W. Brown** and wife, **Ora H. Brown** herein referred to as Grantors, in hand paid by **Wesley G. Middleton** and wife, **Shelia Middleton** herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the NE1/4 of Section 20, Township 20 South, Range 2 East; thence run North along the West line thereof for 128.51 feet to the Point of Beginning; thence 89 deg. 44' 43" right run Easterly for 1636.24 feet; thence 90 deg. 00' left run Northerly for 333.24 feet; thence 90 deg. 01' 37" right run Easterly for 641.39 feet to the Westerly R/W of Alabama State Highway 25; thence 94 deg. 17' 10" left run Northerly along said R/W for 905.76 feet; thence 85 deg. 28' 34" right run Easterly for 1174.68 feet more or less to the center of Yellowleaf Creek; thence run Southwesterly along said creek for 1340 feet more or less to the West line of said 1/4 section; thence run South for 547.51 feet more or less to the Point of Beginning. Containing 46.1 acres.

Less and Except the following described property: Begin at the NE corner of the SW1/4 of the NE1/4 of said Section: thence run South along the East line thereof for 160 feet more or less to the old Columbiana-Harpersville Road; thence run Southwesterly along said road for 300 feet; thence 90 deg. 00' right run 125.0 feet; thence run Northeasterly 410' more or less to the Point of Beginning. Containing 1 Acre more or less.

Mineral and mining right were excepted on that deed recorded in Real Book 92 at Page 770 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons except as herein stated.

03/21/1994-09066  
10:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 105.50

Inst # 1994-09066

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this the 17th day of March, 1994.

Redick W. Brown

REDICK W. BROWN

Ora H. Brown

ORA H. BROWN

Inst # 1994-09066

STATE OF ALABAMA )

~~TALLADEGA~~ COUNTY )

Shelby

I, the undersigned authority, in and for said County, in said State, hereby certify that Redick H. Brown and wife, Ora H. Brown, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of March, 1994.

Justick C. Lomax

NOTARY PUBLIC

My Commission Expires: 9/25/95

This document prepared by:

A. Bruce Graham, Attorney-at-Law  
803 3rd. St. S. W.  
P. O. Drawer 307  
Childersburg, Alabama 35044

Please send tax notice to:

Wesley G. and Shelia Middleton  
54 Lamplight Cr.  
P. O. Box 4303  
Harpersville, Alabama 35078

Inst # 1994-09066

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