

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) J.A. Brown Company, Inc.

(Address) P.O. Box 24
Montevallo, Alabama 35115

This instrument was prepared by

(Name) Courtney Mason & Assoc. PC

PO BOX 360187

(Address) Birmingham, AL 35236-0187

Form 1-1-87 Rev. 1-84

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

That in consideration of Ten Thousand and other good and valuable consideration--\$10,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Charlene H. Scott, a single individual, as to her undivided 1/2 interest

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

J.A. Brown Company, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Inst # 1995-00084

01/03/1995-00084
11:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 19th day of December, 1994.

(Seal)

Charlene H. Scott

Charlene H. Scott

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlene H. Scott, a single individual 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, A. D., 1994.

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public.

Inst # 1995-00084

EXHIBIT "A"

Inst # 1995-00084

01/03/1995-00084
11:11 AM CERTIFIED
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A parcel of land situated part in the S.W.1/4 of the S.E.1/4, part in the S.E.1/4 of the S.W.1/4 of Section 19 and part in the N.W.1/4 of the N.E.1/4 of Section 30, Township 20 South, Range 2 West, described as follows:

Beginning at the N.W. Corner of the S.W.1/4 of the S.E.1/4 of Section 19 go North 89 Degrees 30 Minutes 10 Seconds West along the North Boundary of the S.E.1/4 of the S.W.1/4 of said Section 19 for 55.84 feet to a point on a curve to the right on the South Boundary of Highway No.52, said curve having a Central Angle of 19 Degrees 09 Minutes 06 Seconds, and a Radius of 1472.39 feet; thence Westerly along said curve for 492.16 feet; thence South 17 Degrees 30 Minutes 11 Seconds West for 221.25 feet to a point on the North Boundary of a proposed road; thence North 64 Degrees 19 Minutes 00 Seconds West along said North Boundary for 150.00 feet to the beginning of a curve to the right, said curve having a Central Angle of 68 Degrees 11 Minutes 42 Seconds, and a radius of 157.52 feet; thence Northerly along said curve for 187.48 feet to the beginning of a curve to the right, said curve having a Central Angle of 95 Degrees 42 Minutes 00 Seconds, and a radius of 30.00 feet; thence Northerly along said curve for 50.11 feet to the South Boundary of Highway No.52; thence North 80 Degrees 25 Minutes 19 Seconds West along said South Boundary for 120.31 feet to the beginning of a curve to the right on the West Boundary of a proposed road, said curve having a Central Angle of 87 Degrees 04 Minutes 00 Seconds, and a Radius of 30.00 feet; thence Southerly along said curve for 45.59 feet to the beginning of a curve to the left, said curve having a Central Angle of 70 Degrees 57 Minutes 42 Seconds, and a Radius of 217.52 feet; thence Southerly along said curve for 269.40 feet; thence South 55 Degrees 04 Minutes 45 Seconds West for 310.77 feet; thence North 80 Degrees 40 Minutes 14 Seconds West for 223.74 feet; thence South 01 Degrees 10 Minutes 35 Seconds West for 912.39 feet to an old existing iron pin; thence South 89 Degrees 19 Minutes 07 Seconds East for 1330.15 feet to an existing rock pile; thence South 01 Degrees 37 Minutes 48 Seconds West for 285.79 feet; thence South 53 Degrees 02 Minutes 15 Seconds East for 310.50 feet to a point on the North Boundary of Highway No.11; thence North 36 Degrees 57 Minutes 45 Seconds East along said North Boundary for 160.89 feet; thence North 37 Degrees 34 Minutes 59 Seconds East along said North Boundary for 313.73 feet to the beginning of a curve to the right on the East Boundary of a proposed road, said curve having a Central Angle of 97 Degrees 22 Minutes 04 Seconds, and a Radius of 25.00 feet; thence Northerly along said curve for 42.48 feet to the beginning of a curve to the right, said curve having a Central Angle of 34 Degrees 28 Minutes 21 Seconds, and a Radius of 230.51 feet; thence Northerly along said curve for 138.69 feet to the Point of Tangent; thence North 10 Degrees 28 Minutes 34 Seconds West for 265.26 feet; thence North 37 Degrees 39 Minutes 33 Seconds East for 1296.63 feet to a point on the North Boundary of the S.W.1/4 of the S.E.1/4 of Section 19; thence North 89 Degrees 28 Minutes 17 Seconds West for 1236.37 feet to the Point of Beginning, containing 59.63 Acres more or less. *One*