

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Charlene H. Scott

(Address) 1630 Crossgate Drive
Birmingham, Alabama 35216

This instrument was prepared by

(Name) Courtney Mason & Assoc.
PO BOX 360187

(Address) Birmingham, AL 35236-0187

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

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 and J.A. Brown Company, Inc., as to its undivided 1/2 interest

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto J.A. Brown Company, Inc. (77.42299%) and Charlene H. Scott (22.57701%) as tenants-in-common as their interests appears

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

A parcel of land in the NE 1/4 of the NE 1/4 and NW 1/4 of NE 1/4 and SE 1/4 of NE 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama described as follows: Begin at the SE corner of the NE 1/4 of the NE 1/4 of Section 30 Township 20 South, Range 2 West, Shelby County, Alabama and run North 89 deg. 29 min. 43 sec. West, 990.43 feet; thence North 36 deg. 18 min. 16 sec. East, 1040.02 feet; thence North 52 deg. 29 min. 35 sec. West, 473.71 feet to a point on the east right of way of Shelby County Highway NO. 11; thence along said right of way North 37 deg. 30 min. 37 sec. East, 60.00 feet; thence leaving said right of way South 52 deg. 29 min. 35 sec. East, 422.00 feet to point on a curve concave northerly; thence along said curve (Radius = 251.02 feet, Delta = 56 deg. 11 min.) at a chord South 80 deg. 35 min. 05 sec. East, CH = 236.40 feet; thence leaving said curve North 71 deg. 19 min. 25 sec. East, 117.00 feet; thence North 00 deg. 12 min. 30 sec. West 410.13 feet; thence South 89 deg. 32 min. 54 sec. East, 48.20 feet thence South 00 deg. 28 min. 21 sec. West, 326.78 feet; thence South 89 deg. 37 min. 24 sec. East, 1365.73 feet; thence South 00 deg. 28 min. 21 sec. West, 393. feet to a point on the north right of way of Seaboard Coastline Railroad; thence along said right of way South 44 deg. 45 min. 53 sec. West, 1957.25 feet; thence leaving said right of way North 00 deg. 30 min. 17 sec. East, 784.05 feet to the point of beginning. All lying in the NE 1/4 of Section 30 Township 20 South, Range 2 West, Shelby County, Alabama; being situated in Shelby County, Alabama.

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

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, we have hereunto set our hands(s) and seal(s), this 20th day of December, 1994.

J.A. Brown Company, Inc.

(Seal)

(Seal)

(Seal)

J.A. Brown Jr. (Seal)
BY: Charlene H. Scott (Seal)
Charlene H. Scott

SEE ADDITIONAL NOTARY ON BACK

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.

1031 \$ 1995-00085

301/03/95-00085
11:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. A. Brown, Jr., whose name as President of J.A. Brown Company, Inc., a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND THIS THE 19th DAY OF December, 1994.

My Commission Expires:

3/5/95

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

Notary Public

Inst # 1995-00085

01/03/1995-00085
11:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 21.00

Inst # 1995-00085