

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Hubbard Thomas Brand

(Name)

72 Brand Street

(Address)

Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Mavis Brand, an unmarried woman

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

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

Commence at the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 22 South, Range 3 West, thence run East along the South line of said 1/4-1/4 for a distance of 1046.99 feet to the point of beginning; from the point of beginning thus obtained turn an angle to the left of 145 degrees, 19 minutes, 34 seconds and run Northwest for a distance of 46.45 feet to a point on the Southeast right of way of the Southern Railroad; thence turn an angle to the right of 107 degrees, 15 minutes, 47 seconds, and run Northeast along the said right of way for a distance of 206.74 feet; thence turn an angle to the right of 72 degrees, 45 minutes, 53 seconds and run Southeast for a distance of 19.43 feet; thence turn an angle to the right of 65 degrees, 22 minutes, 32 seconds and run South for a distance of 145.06 feet to a point on the South line of the Northeast 1/4 of the Southwest 1/4; thence turn an angle to the right of 79 degrees, 55 minutes, 22 seconds and run West along the South line of said 1/4-1/4 for a distance of 74.92 feet; thence turn an angle to the left of 22 degrees, 24 minutes, 46 seconds and run Southwest for a distance of 27.28 feet; thence turn an angle to the right of 57 degrees, 05 minutes, 12 seconds, and run Northwest for a distance of 18.28 feet to the point of beginning.

SUBJECT TO:

Property taxes for 1995 and subsequent years.

Mineral and mining rights are not insured.

MAVIS BRAND IS THE SURVIVING GRANTEE UPON THAT CERTAIN DEED DATED DECEMBER 27, 1965 AND RECORDED AT BOOK 240 PAGE 14; IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. DELBERT BRAND HAVING DECEASED ON OR ABOUT THE 19TH DAY OF MARCH, 1972.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 12th day of July, 19 95

(Seal)

Mavis B. Brand
Mavis Brand (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, _____ the undersigned authority in said State, hereby certify that Mavis Brand

a Notary Public in and for said County,

whose name(s) 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 12th day of July, 19 95

My Commission Expires: 5/7/99

L. Michele L. Damp
Notary Public

07/14/1995-18634
12:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REL

Inst # 1995-18634