

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Russell Brown
3312 RIDGE MANOR DR. #4
(Address) BHAM AL 35216

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Birmingham, Al. 35216

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE
EXAMINATION AT THE REQUEST OF THE PARTIES.

Form 1-1-27 Rev. 1-88 074-95A

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen thousand and no/100 (\$17,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Samuel Curtis Glass and his wife Kellie H. Glass

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

Russell Brown

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

See attached Exhibit A for legal description of
property being conveyed and which is incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

Together with the right to use the driveway as described in Joint Driveway
Agreement recorded in Instrument No. 1992-14406.

\$7,000 of the above mentioned purchase price was paid for from a
purchase money mortgage from Grantee to Grantors and which was
closed simultaneously herewith.

Also together with the rights of others in and to the use of a 30foot easement
as described in the Joint Driveway Agreement recorded in Instrument #1992-14406 in
the Probate Office.

11/28/1995-34010
10:53 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, we have hereunto set our hands(s) and seal(s), this 22
day of November, 1995.

(Seal)

(Seal)

(Seal)

Samuel Curtis Glass

Kellie H. Glass

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Samuel Curtis Glass and his wife Kellie H. Glass
whose name s. are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 22 day of November, A. D., 19 95

Notary Public

Inst # 1995-34010

EXHIBIT A

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 22, Township 21 South, Range 3 West and proceed North along East line of said 1/4-1/4 Section 800.0 feet; thence 88 degrees 30 minutes left and run 780 feet; thence 88 degrees 30 minutes right and run 272.40 feet to a point of beginning. Continue along said line 135.17 feet; thence 85 degrees 20 minutes 25 seconds left and run 201.66 feet; thence 94 degrees 53 minutes 13 seconds left and run 146.28 feet; thence 88 degrees 16 minutes 03 seconds left and run 200.49 feet to the point of beginning. Situated in Shelby County, Alabama.

Inst # 1995-34010

11/28/1995-34010
10:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
21.00