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This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P. O. Box 119
Montevallo, AL 35115

Send Tax Notice to: Paul B. Brown and
(Name) Stephanie S. Brown
(Address) P. O. Box 622
Montevallo, AL 35115

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Eight Thousand, Seven Hundred and 00/100, (\$8,700.00)----- DOLLARS

to the undersigned grantor J. A. Brown Company, Inc. a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Paul B. Brown and wife, Stephanie S. Brown
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in
SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREWITH, AS THOUGH FULLY SET OUT HEREIN.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 20.00

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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors, and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal(s) this 28th
day of December, 19 95.

J. A. Brown Company, Inc.

ATTEST:

Paul B. Brown
Secretary

By J. A. Brown, Jr.
J. A. Brown, Jr. President

STATE OF ALABAMA
SHELBY County }

I, the undersigned authority, 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), (she), as such officer
and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 28th day of December, A.D. 19 95

9/97
My Commission Expires:

Notary Public

EXHIBIT "A"

Part of the SE 1/4 of the SE 1/4 of Section 21 and part of the SW 1/4 of the SW 1/4 of Section 22, all in Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the SW corner of said Section 22 and looking in a northerly direction along the west line of said Section 22, turn an angle to the right of 63 degrees 37 minutes 30 seconds and run in a northeasterly direction for a distance of 254.47 feet to an existing iron rebar; thence turn an angle to left of 100 degrees 33 minutes 30 seconds and run in a northwesterly direction for a distance of 18.0 feet to the point of beginning of a curve, said curve being concave in a northeasterly direction and having a deflection angle of 9 degrees 22 minutes 13 seconds and a radius of 250.70 feet; thence turn an angle to the right and run along the arc of said curve in a northwesterly direction for a distance of 82.0 feet to an existing iron rebar; thence turn an angle to the left (82 degrees 22 minutes 37 seconds from the chord of last mentioned curve) and run in a southwesterly direction for a distance of 127.29 feet to an existing iron rebar; thence turn an angle to the right of 81 degrees 33 minutes 54 seconds and run in a northwesterly direction for a distance of 240.0 feet to an existing iron rebar; thence turn an angle to the left of 99 degrees 00 minutes and run in a southwesterly direction for a distance of 180.0 feet to an existing iron rebar; thence turn an angle to the left of 69 degrees 00 minutes and run in a southeasterly direction for a distance of 163.30 feet to an existing iron rebar being on a curve, said curve being concave in a southwesterly direction and having a central angle of 83 degrees 07 minutes 29 seconds and a radius of 50.0 feet; thence turn an angle to the left (161 degrees 25 minutes 58 seconds to the chord of said curve) and run in an easterly and southeasterly and southerly direction along the arc of said curve for a distance of 72.54 feet to an existing iron rebar and being the point of ending of said curve; thence turn an angle to the left (32 degrees 25 minutes 58 seconds from the chord of last mentioned curve) and run in a southeasterly direction for a distance of 122.78 feet, more or less, to the point of beginning.

ALSO, a thirty (30) foot easement for ingress, egress and utilities, along the route of an existing dirt road which traverses from County Highway No. 12 to the Southwest boundary line of the property hereinabove described, same of which is currently in usage by the Grantees herein, all being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1995 and subsequent years.

Mineral and mining rights are not insured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 138 pages 196 and 197; Deed Book 133 page 104 and Deed Book 194 page 36 in Probate Office.

Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 201 page 230; Deed Book 200 page 417 and Deed Book 98 pages 355 and 356 in Probate Office.

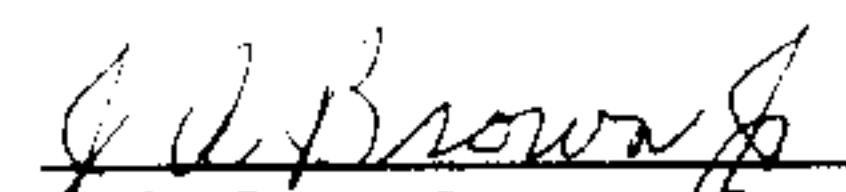
Right(s)-of-Way(s) granted to Shelby County for Highway No. 12 as shown on survey by Thomas Horn dated March 17, 1982.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 61 page 516 in Probate Office.

Rights, if any, acquired across subject property by the agreement to the Water Works Board of the City of Montevallo dated May 15, 1972 and recorded in Deed 274 page 666 in Probate Office.

Condemnation for 5 foot easement as set out by instruments recorded in Probate Minute 24 pages 527 and 554 in Probate Office.

Dated: December 28th, 1995


J. A. Brown Company, Inc.
By: J. A. Brown, Jr.
Its: President

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