

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

Richard C. Shuleva, Attorney
P.O. Box 607
Pelham, Alabama 35124

Rachael Michelle Brown
Lot 12, Deer Springs Circle
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Ten Dollars (\$10.00)** 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, **Sandra Brown, an unmarried woman**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Racheal Michelle Brown**, (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NE1/4-NE1/4 and the SE1/4-NE1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama. Commence at the Southeast corner of the NE1/4 of the NE1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama and run thence Westerly along the South line of said quarter-quarter section a distance of 463.52 feet to a point; thence turn 139 deg. 21 min. 38 sec. right and run 8.51 feet to the point of beginning of the property, parcel No. 3, being described; thence turn 137 deg. 14 min. 20 sec. left and run Westerly 303.21 feet to a point; thence turn 85 deg. 18 min. 21 sec. right and run northerly 90.38 feet to a point; thence turn 87 deg. 24 min. 14 sec. left and run Westerly 199.91 feet to a point; thence turn 92 deg. 37 min. 38 sec. left and run Southerly 146.37 feet to a point; thence turn 92 deg. 37 min. 38 sec. right and run Westerly 100.00 feet to a point; thence turn 134 deg. 16 min. 01 sec. left and run Southeasterly 357.86 feet to a point; thence turn 83 deg. 23 min. 47 sec. left and run Northeasterly 462.08 feet to the point of beginning, containing 2.61 acres and marked on the corners with steel pins or pipes.

Subject to existing easements, rights-of-way, restrictions, limitations, if any, of record.

The legal descriptions set out herein were furnished to preparer by the grantor herein without the benefit of title search. The above described legal descriptions were prepared from a survey of Joseph E. Conn, Jr., A.P.L.S. #9049, dated the 6th day of May, 1992.

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

And I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of February, 1996

Sandra Brown
Sandra Brown
Inst # 1996-10561

084622AN 1996-10561
CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

1996-10561

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Sandra Brown, an unmarried woman**, 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 21st day of February, 1996.

6-20-96
My Commission Expires


Notary Public

C:\WPDOCS\A-D38\BROW-S.DED

Inst # 1996-10561

04/02/1996-10561
08:22 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50