

Value
\$ 250,000

This Instrument Prepared By:
W. Howard Donovan, III, Esquire
JOHNSTON, CONWELL DONOVAN,
VANN & GLOOR
Suite 120
Two Chase Corporate Drive
Birmingham, AL 35244-1015

Send Tax Notice To:
Tom Tartt Brown, Jr.
3249 Dell Road
Birmingham, Alabama 35223

Inst # 1996-42287

NO TITLE SEARCH WAS PERFORMED IN THE PREPARATION OF THIS DEED

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Tom Tartt Brown and Virginia R. Brown, husband and wife, do hereby grant, bargain, sell and convey to Jane B. Grant, Betty B. Donovan, Tom Tartt Brown, Jr and Charles Pratt Brown (hereinafter called Grantee), all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A".

Subject to easements, restrictions and reservations of record, if any.

TO HAVE AND TO HOLD to said Grantee, their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12 day of December, 1996.

Tom Tartt Brown
Tom Tartt Brown

Virginia R. Brown
Virginia R. Brown

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tom Tartt Brown and Virginia R. Brown, husband and wife, whose names 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 executed the same voluntarily on the day the same bears date.

December Given under my hand and official seal this the 12 day of December, 1996.

Cheryl A. Robinson
NOTARY PUBLIC
My Commission Expires: 7-10-99

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12/26/1996-42287
03:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 261.00

PARCEL I: Lot No. 15, as shown on the Map of Survey of Lake Wehapa which is recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 4, on page 61, less and except minerals and mining rights.

PARCEL II: An easement for Ingress and Egress across the following described property: Part of the NE 1/4 of the NW 1/4 of Section 17 Township 18 South, Range 1 East in Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of Lot 15 according to the map and survey of Lake Wehapa as recorded in Map Book 4, page 61, in the Probate Office of Shelby County, Alabama, said point being at the edge of the water in Lake Wehapa; thence run Southerly along the East line of Lot 15 for 190 feet, more or less, to a point on the North line of a road; thence Southeasterly along the Northerly line of said road, running along the arc of a curve to the right, said curve having a radius of 56.23 feet, for a distance of 53.76 feet to the end of said curve; thence at tangent to said curve continue Southeasterly along the Northeasterly line of said road for 203.47 feet to the beginning of a curve to the left, said curve having a radius of 15 feet and a central angle of 115 degrees 52 minutes; thence continue Southeasterly along the arc of said curve for 30.33 feet to the end of said curve; thence at tangent to said curve continue Northeasterly along the Northwesternly line of a road for 40.50 feet to the beginning of a curve to the right, said curve having a radius of 787.99 feet and a central angle of 07 degrees 27 minutes; thence continue Northeasterly along the Northwesternly line of said road running along the arc of said curve for 102.46 feet to the end of said curve; thence at tangent to said curve continue Northeasterly along the Northwesternly line of said road for 371.40 feet to the beginning of a curve to the left, said curve having a radius of 33.97 feet and a central angle of 73 degrees 05 minutes 15 seconds; thence continue Northeasterly and Northerly along the arc of said curve and along the Westerly line of a road for 43.33 feet to the end of said curve; thence at tangent to said curve run

Northwesterly along the Southwesterly line of a road for 250.15 feet to the beginning of a curve to the left, said curve having a radius of 84.91 feet and a central angle of 87 degrees 15 minutes 15 seconds; thence run Northwesterly and Westerly along the arc of said curve and along the Southerly line of said road for 129.30 feet to the end of said curve; thence at tangent to said curve run Westerly along the Southerly line of said road for 15 feet more or less, to a point on the water's edge in Lake Wehapa; thence run Southeasterly, Southerly and Southwesterly along the meandering line of the water's edge in said Lake Wehapa for 520 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama

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