

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Rick T. Geter

P.O. Box 996

(Address) Pelham, Al. 35124

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH AT REQUEST OF PARTIES.

This instrument was prepared by

(Name) Jones & Waldrop

1025 Montgomery Highway

(Address) Birmingham, Al. 35216

Form 1-1-27 Rev. 1-88 #003/97

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 five hundred and no/100 (\$17,500.00) Dollars

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

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

Rick T. Geter

(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 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.

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

Inst # 1997-04268

02/10/1997 10:04 AM
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DUE 123 01.30

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, I have hereunto set my hands(s) and seal(s), this 5
day of February, 1997.

(Seal)

Russell Brown

(Seal)

RUSSELL BROWN

(Seal)

(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 Russell Brown, an unmarried man
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 he has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 5 day of February

A. D., 1997

Susan C. Gage
Notary Public.

Inst # 1997-04268

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 # 1997-04268

02/10/1997-04268
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HCD 28.28