

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

FRANK L. NELSON
FRANK L. NELSON, DDS, JD, PC
389 Shades Crest Road
Birmingham, AL 35226

ROBERT E. BROWNING
ALICE R. BROWNING
49 Nichols Road
Chelsea, AL 35043

STATE OF ALABAMA COUNTY OF SHELBY

WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of --SEVENTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100'S--- DOLLARS (\$ 78,500.00) to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, I/We, PAM S. MOORE, A MARRIED WOMAN , hereinafter referred to as Grantor(s), whether one or more), do by these presents, grant, bargain, sell and convey unto ROBERT E. BROWNING AND WIFE, ALICE R. BROWNING , hereinafter referred to as GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

THIS IS NOT THE HOMESTEAD PROPERTY OF THE ABOVE STATED GRANTOR AND/OR HER SPOUSE.

THE CONSIDERATION STATED HEREINABOVE IS BEING PAID FROM THE PROCEEDS OF A MORTGAGE BEING FILED SIMULTANEOUSLY HERewith.

Subject to:

1. Existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record
2. 1997 taxes, a lien not yet due and payable.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR(S) does for itself, its successors and assigns, covenant with said GRANTEEES, 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 good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of APRIL, 1997.

ATTEST:

Pam S. Moore
PAM S. MOORE

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that PAM S. MOORE, A MARRIED WOMAN , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the day of APRIL, 1997.

Margaret M. Lee
Notary Public
My Commission Expires: 2-5-99

05/02/1997-13665
11:49 AM CERTIFIED
SHELBY COUNTY JUDGE & CLERK
19.00

Inst # 1997-13665

EXHIBIT "A"

Commence at the northwest corner of the SW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama, and run Easterly along the North line of said 1/4-1/4 Section a distance of 300.00 feet to a point; then turn 89 deg. 00 min. 20 sec. right and run Southerly a distance of 305.00 feet to the point of beginning; then continue along last described course a distance of 165.00 feet; then turn 90 deg. 59 min. 40 sec. right and run Westerly a distance of 300.00 feet to the West line of said 1/4 1/4 Section; then turn right and run Northerly along the West line of said 1/4 1/4 Section a distance of 165.00 feet; then turn 90 deg. 59 min. 40 sec. right and run Easterly a distance of 300.00 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT any portion of the following described property which lies within the boundaries of the above described property:

Parcel II:

Commence at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence Southerly along the West line of said 1/4-1/4 Section 304.37 feet to a point; thence turn 87 degrees 45 minutes 57 seconds left and run 42.39 feet to a point on the East margin of a paved County Road; thence turn 87 degrees 40 minutes 20 seconds right and run Southerly along margin of said road 170.64 feet to the point of beginning of the parcel being described; thence turn 5 degrees 32 minutes 11 seconds right and run Southerly along said margin of said road 170.22 feet to a point; thence turn 114 degrees 17 minutes 26 seconds left and run Northeasterly 291.44 feet to a point; thence turn 121 degrees 25 minutes 22 seconds left and run Northwesterly 185.00 feet to a point; thence turn 59 degrees 49 minutes 23 seconds left and run West-Southwesterly 125.00 feet to the point of beginning.

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05/02/1997-13665
11:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 19.00