

THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF THE LAST WILL AND TESTAMENT OF CLYDE W. BROWN, DECEASED WHICH WAS PROBATED IN THE PROBATE COURT OF JEFFERSON COUNTY, ALABAMA, CASE NUMBER 151595.

This instrument was prepared by
WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and No/100 (\$1.00) and other good and valuable considerations to the undersigned, CHLOETTE O. BROWN, as Executrix and Personal Representative of the Estate of Clyde W. Brown, deceased (herein referred to as "Grantor"), in hand paid by Chloette O. Brown (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, an undivided one-third (1/3) interest in the following and hereinafter described parcels of real estate situated in Shelby County, Alabama, to-wit:

All of the W ½ of Section 10 lying west of Shoal Creek and south of a line beginning at a point on the West line of said section which is 1694.10 feet north of the SW corner of NW ¼ of said section and run thence east and parallel with the east and west center line of said section 1821 feet more or less to Shoal Creek;

Also a strip of land including Shoal Creek and extending 17 feet beyond the banks thereof on either side and following the meandering of said banks from the north line of said section 10 to a line extending across the mill dam and commonly known as the Killough mill dam;

Also the SE ¼ of SE ¼ and 18 acres off the East side of the SW ¼ of SE ¼ and the S ½ of the N ½ of the SE ¼ and the East 1750 feet of the N ½ of the N ½ of the SE ¼ and the E ½ of the E ½ of the NE ¼ all in Section 9;

Also the E ½ of the SE ¼ of the SE ¼, in Section 4;

Except a roadway 30 feet in width adjoining the west line of the NW ¼ of Section 10 and except a roadway 30 feet in width adjoining the North line of the SE ¼ of Section 9.

All the above described property being situated in Township 22, Range 3 West, Shelby County, Alabama.

All that part of the South Half of Section 10, Township 22 South, Range 3 West lying West of Alabama Highway #119 and lying East of Shoal Creek and South of the Mill Road, known as the Killough Mill Road, leading from the Ashville Road to the Mill known as the Killough Mill, excepting the parcel conveyed to John M. Stephens as described in Deed Book 205 at Page 203, Office of Judge of Probate of Shelby County, Alabama, and also excepting the parcel conveyed to M. W. Burton and wife, Dorothy J. Burton, as described in Deed Book 248 at Page 80 in said Probate Office, less and except easements and rights of way of record. Containing 125 acres, more or less.

05/29/1997-16566
08:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 12.00

Inst # 1997-16566

It is the intent of the Grantor to convey to the Grantee a one-third undivided interest in the hereinabove described property.

This conveyance is made subject to the following:

1. All recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

The undersigned Grantor limits her liability hereunder solely to the assets Grantor receives and holds in her capacity as Executrix and Personal Representative as aforesaid.

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereunto set her signature and seal, this the 14th day of March, 1997.

Chloette O. Brown
Chloette O. Brown, Executrix and
Personal Representative

Peggy J. Letson
Witness

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Chloette O. Brown whose name as Executrix and Personal Representative of the Estate of Clyde W. Brown, deceased 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 as such Executrix and Personal Representative, and with full authority, executed the same voluntarily for and as an act of the said estate, acting in her capacity as Executrix and Personal Representative as aforesaid, on the day the same bears date.

Given under my hand and official seal this 14th day of March, 1997.

Conrad M. Fowler Jr.
Notary Public
My Commission Expires: 8/8/2000

Inst # 1997-16566

05/29/1997-16566
08:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00