

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to:

(Name) PAUL B. BROWN AND

STEPHANIE S. BROWN

(Address) P.O. Box 622
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY NINE THOUSAND and 00/100----- (\$29,000.00)----- DOLLARS, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, EDDIE LEE BARKLEY, also known as EDDIE L. BARKLEY and wife, SAMMIE JEAN BARKLEY (herein referred to as grantors) do grant, bargain, sell and convey unto

PAUL B. BROWN and wife, STEPHANIE S. BROWN

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

PARCEL I

Beginning at the NW corner of the W 1/2 of Fractional Section 27, Township 22, Range 3 West, and run East along the North line of said Fractional Section 450 feet, to the right of way of Southern Railroad, thence SW along the North right of way line of said railroad to a point on the West line of said Fractional Section 300 feet South of NW corner thereof; thence North 300 feet to point of beginning.

LESS AND EXCEPT property described in Real Book 17, Page 287 recorded in Probate Office of Shelby County, Alabama.

PARCEL II

A parcel of land situated in the SW 1/4 of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:

Beginning at the SW corner of Section 22 go North 89 degrees 28 minutes East along the South boundary of said Section 316.96 feet; thence North 38 degrees 25 minutes West for 148.00 feet; thence South 62 degrees 08 1/2 minutes West for 254.47 feet to Point of Beginning.

SUBJECT TO:

Taxes for 1997 and subsequent years. 1997 ad valorem taxes are a lien but not due and payable until October 1, 1997.

Permit to Alabama Power Company recorded in Deed Book 138, Page 196 in Probate Office of Shelby County, Alabama.

Right of way to Shelby County recorded in Deed Book 201, Page 230 and Deed Book 200, Page 425 in Probate Office.

Rights, if any, acquired by Water Works Board of Montevallo in Deed Book 274, Page 666 in Probate Office.

06/18/1997-14129
01:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DIA HCS 28.70

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 16th day of JUNE, 19 97

WITNESS

(Seal)

(Seal)

(Seal)

Eddie Lee Barkley
EDDIE LEE BARKLEY (Seal)

Sammie Jean Barkley
SAMMIE JEAN BARKLEY (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that EDDIE LEE BARKLEY AND WIFE, SAMMIE JEAN BARKLEY 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.

Given under my hand and official seal this 16th day of JUNE A.D. 19 97

My Commission Expires 9/97

Notary Public