

This instrument was prepared by:

(Name) Lamar Ham

Send Tax Notice To: John S. Braswell

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

name

74 Murphy Lane

address

Columbiana AL 35051

WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars ----- \$10.00

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

Carter G. Brown and wife, Joyce J. Brown

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

John S. Braswell

(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.

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

Inst # 1998-01939

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TO HAVE AND 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 4th day of September, 19 97

John S. Braswell (Seal)  
John S. Braswell (Seal)  
\_\_\_\_\_  
(Seal)

Carter G. Brown (Seal)  
Carter G. Brown  
Joyce J. Brown (Seal)  
Joyce J. Brown (Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Carter G. Brown and wife, Joyce J. Brown whose name(s) 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 hands and official seal this 4th day of September, A.D., 1997

Notary Public

EXHIBIT "A"

Commence at the Westernmost corner of said Lot 28, also being the Northernmost corner of Lot 27 in said Olde Towne Forest - First Addition; thence run in a Southeasterly direction along the Southwest line of said Lot 28 and also along the Northeast line of said Lot 27 for a distance of 128.98 feet to an iron pin set at the point of beginning; thence continue along last stated course for a distance of 74.13 feet to an iron pin found at the Southernmost corner of Lot 28; thence turn an angle to the left of  $58^{\circ} 44' 00''$  and run in a Northeasterly direction along the Southeast line of said Lot 28 and also along the Northwest line of Lots 25 and 24 in said Old Towne Forest - First Addition for a distance of 74.41 feet to an iron pin set; thence turn an angle to the left of  $154^{\circ} 12' 37''$  and run in a Westerly direction for a distance of 89.58 feet to an iron set; thence turn an angle to the right of  $11^{\circ} 19' 41''$  and run in a Northwesterly direction for a distance of 40.42 feet to the point of beginning.

Situated in Shelby County, Alabama

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