

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Stephanie S. Brown(Address) P.O. Box 622Montevallo, AL 35115

MINIMUM VALUE: \$ 1,000.00

WARRANTY DEED**STATE OF ALABAMA**SHELBYCOUNTY**KNOW ALL MEN BY THESE PRESENTS,**That in consideration of ONE DOLLAR (\$ 1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION-----

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

Paul B. Brown, also known as Paul Brooks Brown and wife, Stephanie S. Brown
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Stephanie S. Brown

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREWITH, AS THOUGH FULLY SET OUT HEREIN.

Inst # 1999-08652

03/02/1999-08652
01:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HNS 14.00

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 22nd
day of February 19 99

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMAShelbyCounty**General Acknowledgment**I, the undersigned authority, a Notary Public in and for said County,
in said State, hereby certify that Paul B. Brown and Stephanie S. Brownwhose 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 dateGiven under my hand and official seal, this 22nd day of February 19 995/17/99

My Commission Expires:

Ly Michele L. Damp
Notary Public

EXHIBIT "A"

PARCEL I

Beginning at the NW corner of the W $\frac{1}{2}$ 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 $\frac{1}{4}$ 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 $\frac{1}{2}$ minutes West for 254.47 feet to Point of Beginning.

SUBJECT TO:

- Taxes for 1999 and subsequent years. 1999 ad valorem taxes are a lien but not due and payable until October 1, 1999.
- 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 City of Montevallo in Deed Book 274, Page 666 in Probate Office.

PARCEL III

Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21 and part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, all in Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the SW corner of said Section 22 and looking in a northerly direction along the west line of said Section 22, turn an angle to the right of 63 degrees 37 minutes 30 seconds and run in a northeasterly direction for a distance of 254.47 feet to an existing iron rebar; thence turn an angle to left of 100 degrees 33 minutes 30 seconds and run in a northwesterly direction for a distance of 18.0 feet to the point of beginning of a curve, said curve being concave in a northeasterly direction and having a deflection angle of 9 degrees 22 minutes 13 seconds and a radius of 250.70 feet; thence turn an angle to the right and run along the arc of said curve in a northwesterly direction for a distance of 82.0 feet to an existing iron rebar; thence turn an angle to the left (82 degrees 22 minutes 37 seconds from the chord of last mentioned curve) and run in a southwesterly direction for a distance of 127.29 feet to an existing iron rebar; thence turn an angle to the right of 81 degrees 33 minutes 54 seconds and run in a northwesterly direction for a distance of 240.0 feet to an existing iron rebar; thence turn an angle to the left of 99 degrees 00 minutes and run in a southwesterly direction for a distance of 180.0 feet to an existing iron rebar; thence turn an angle to the left of 69 degrees 00 minutes and run in a southeasterly direction for a distance of 163.30 feet to an existing iron rebar being on a curve, said curve being concave in a southwesterly direction and having a central angle of 83 degrees 07 minutes 29 seconds and a radius of 50.0 feet; thence turn an angle to the left (161 degrees 25 minutes 58 seconds to the chord of said curve) and run in an easterly and southeasterly and southerly direction along the arc of said curve for a distance of 72.54 feet to an existing iron rebar and being the point of ending of said curve; thence turn an angle to the left (32 degrees 25 minutes 58 seconds from the chord of last mentioned curve) and run in a southeasterly direction for a distance of 122.78 feet, more or less, to the point of beginning.

ALSO, a thirty (30) foot easement for ingress, egress and utilities, along the route of an existing dirt road which traverses from County Highway No. 12 to the Southwest

boundary line of the property hereinabove described, same of which is currently in usage by the grantees herein, all being situated in Shelby County, Alabama.

SUBJECT TO:

- Property taxes for 1999 and subsequent years.
- Mineral and mining rights are not insured.
- Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 138 pages 196 and 197; Deed Book 133 page 104 and Deed Book 194 page 36 in Probate Office.
- Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 201 page 230; Deed Book 200 page 417 and Deed Book 98 pages 355 and 356 in Probate Office.
- Right(s)-of-Way(s) granted to Shelby County for Highway No. 12 as shown on survey by Thomas Horn dated March 17, 1982.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 61 page 516 in Probate Office.
- Rights, if any, acquired across subject property by the agreement to the Water Works Board of the City of Montevallo date May 15, 1972 and recorded in Deed 274 page 666 in Probate Office.
- Condemnation for 5 foot easement as set out by instruments recorded in Probate Minute 24 pages 527 and 554 in Probate Office.

Dated: 2/22/99

Paul B. Brown

PAUL B. BROWN

Stephanie S. Brown

STEPHANIE S. BROWN

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