

This property does not constitute
homestead for the Grantors.

send tax notice to:
Paul B. Brown
P.O. Box 622
Montevallo, AL 35115

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Four Thousand Five Hundred Seventy-Eight Dollars & 12/100 dollars (\$304,578.12) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Henry Mikul, Jr., and Frank M. Eagan, Jr., hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Paul B. Brown, and wife, Stephanie Brown, hereinafter called "Grantees" 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"

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 19th day of April, 1999 at 831 Island Street, Montevallo, AL 35115.

GRANTORS

Henry Mikul, Jr. (L S)
Frank Eagan, Jr. (L S)

STATE OF ALABAMA

COUNTY OF SHELBY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names which are Henry Mikul, Jr., and Frank Eagan, Jr., signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 19th day of April, 1999

NOTARY PUBLIC

My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
831 ISLAND STREET
MONTEVALLO, AL 35115
(205) 665-4357

Inst # 1999-16331

04/19/1999-16331
09:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 1998 316.00

EXHIBIT "A"

Commence at the Southeast corner of Section 2, Township 22 South, Range 3 West; thence Westerly along the South boundary of said Section 900.00 feet to the point of beginning; thence continue Westerly along said South boundary 1690.00 feet, more or less, to the point on said South boundary that is 297.00 feet East of the East right of way boundary of Alabama State Highway 119; thence Northerly and parallel to said East right of way boundary 297.00 feet; thence Westerly and parallel to said South boundary 297.00 feet to intersection with said East right of way boundary; thence Northerly along said East right of way boundary 500.00 feet; thence turn 90°07' to the right in an easterly direction 2009.37 feet; thence Southerly and parallel to the East boundary of said Section 850.64 feet, more or less to the point of beginning.

Also:

Begin at the Southeast corner of Section 2, Township 22 South, Range 3 West, thence run northerly along the East boundary line of said Section 1468.50 feet to a point; thence turn 92°07' to the left and run in a Westerly direction 900.18 feet to a point; thence run in a Southerly direction parallel to said East boundary line a distance of 1,407 feet to a point on the South line of said Section 2; thence run in an Easterly direction along said South line of said Section 2 a distance of 900 feet to the point of beginning.

Inst # 1999-16331

**04/19/1999-16331
09:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE**

002 MMS 316.00