

This Instrument was prepared
(without examination of title) by:
C. Clark Collier, Esq.
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue S.
Birmingham, AL 35205

Send tax notice to:
Silver Creek Development, LLC
1935-1 Hoover Corral
Birmingham, AL 35226

GENERAL WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned **Jeannine Till Brown, a married woman** (herein referred to as "GRANTOR") in hand paid by **Silver Creek Development, LLC** (herein referred to as "GRANTEE"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, an undivided one-fourth (1/4) interest in the following described real property, situated in Shelby County, Alabama, to-wit:

See Legal Description attached as Exhibit A

This property is conveyed subject to the following:

- (1) General and special taxes and assessments for 1999 and subsequent years not yet due and payable;
- (2) Easements, restrictions and reservations of record, if any;

THE PROPERTY MADE THE SUBJECT HEREOF IS NOT THE HOMESTEAD OF GRANTOR OR THE GRANTOR'S SPOUSE.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

And said Grantor does for herself and for her heirs and assigns, covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set her signature and seal this the

4 day of May, 1999.

Jeannine Till Brown
Jeannine Till Brown

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeannine Till Brown, a married woman**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 4 day of May, 1999.

Inst # 1999-22364

05/27/1999-22364
SHELBY COUNTY JUDGE OF PROBATE
002 MKS 12.00

Sara Wyatt Shipe
Notary Public

My commission expires My Commission Expires February 27, 2001.

LEGAL DESCRIPTION

The North 1/2 of Northeast 1/4 and that part of the North 1/2 of South 1/2 of Northeast 1/4 lying North of the line fence of Elliott & Robertson.

Also, all that part of the Northeast 1/4 of Northwest 1/4, East of the Montevallo and Ashville Public Road, all in Section 26, Township 21, Range 3 West, Shelby County, Alabama.

Also, all that part of the West 1/2 of Northwest 1/4 of Section 25, Township 21, Range 3 West, lying West of Spring Creek and North of line fence of Elliott and Robertson or the extension thereof, and more particularly described as follows:

Begin at the Northwest corner of Section 25, Township 21, Range 3 West, Shelby County, Alabama; thence North 88 degrees 27 minutes East 535.2 feet; thence South 29 degrees 30 minutes East 191.5 feet; thence South 55 degrees 30 minutes East 255.8 feet; thence South 23 degrees 30 minutes East 102.0 feet to Spring; thence South 22 degrees 45 minutes West 190.3 feet; thence South 68 degrees 48 minutes West 127.8 feet; thence South 9 degrees 45 minutes East 247.5 feet; thence South 28 degrees 15 minutes East 231.5 feet; thence South 67 degrees 15 minutes East 117.3 feet; thence South 11 degrees 45 minutes West 129.5 feet; thence South 60 degrees 45 minutes West 124.5 feet; thence South 21 degrees 30 minutes West 204.0 feet; thence South 36 degrees 30 minutes East 52.7 feet; thence South 16 degrees 30 minutes West 105.4 feet; thence North 88 degrees 40 minutes West 3305.5 feet; thence North 3 degrees 22 minutes West 158.9 feet; thence North 88 degrees 16 minutes East 137 feet; thence North 17 degrees 44 minutes West 338.2 feet; thence North 26 degrees 29 minutes West 135.7 feet; thence North 11 degrees 39 minutes West 287.6 feet; thence North 6 degrees 29 minutes West 605 feet; thence North 88 degrees 16 minutes East 2745 feet to the point of beginning.

Less and except from the above described property any part included in deed to Mattie Faust recorded in Book 193, page 442.

Inst # 1999-22364
05/27/1999-22364
01:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 12.00