

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

Send Tax Notice to:
Andrew B. Brown, III
1107 Shady Lane Circle
Talladega, Alabama 35160

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **JOHNIE B. BROWN** (hereafter referred to as the "Grantor"), in hand paid by **BROWN LANDS, L.L.C., an Alabama Limited Liability Company** (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee an undivided 13.39% interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof

This conveyance is made subject to the following:

1. 2000 ad valorem taxes, a lien due and payable.
2. 2001 ad valorem taxes, a lien due and payable October 1, 2001.
3. All recorded encumbrances, if any, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantee, and to the heirs, successors and assigns of such Grantee in fee simple forever against the lawful claims of all parties claiming by, through, or under the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereto set her hand and seal on this the 27 day of December, 2000.

 (SEAL)
Johnie B. Brown

Inst # 2000-44751

12/27/2000-44751
09:28 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 HMB 17.50

STATE OF ALABAMA)
)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnie B. Brown, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same for the purposes therein contained as of the day the same bears date.

Given under my hand and official seal on this the 27 day of December, 2000.

Violet B. Powell
NOTARY PUBLIC
My Commission Expires: 10-29-02

This Instrument Prepared By:

Leigh A. Kaylor, Esquire
SIROTE & PERMUTT, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Exhibit "A"

Legal Description

A part of the NE 1/4 of SE 1/4 of Section 23, Township 21 South, Range 1 West, more particularly described as follows: Commence at a point on West side of Main Street in Town of Columbiana, 609 feet North of the Northeast corner of what is known as J. L. Peters residence lot (Now owned by B. L. Owen), said point being 15 feet, more or less, South of a large ditch or gully, which point is also the Northeast corner of the H. L. Nichols lot; thence Northerly along the West line of Main Street 345 feet to the point of beginning of lot herein described; thence 84 deg. 50 min. to left 150 feet; thence 95 deg. 10 min. to left 145 feet; thence 95 deg. 10 min. to right 262 feet; thence 84 deg. 50 min. to right 267 feet to West line of the right-of-way of the Southern Railroad; thence 44 deg. 20 min. to the right 74.2 feet along Western right-of-way of said railroad; thence 53 deg. to right 373 feet to Western line of Columbiana-Chelsea Highway, also known as Main Street; thence 84 deg. 50 min. to right along the Western right-of-way of said highway 168 feet to point of beginning, containing 2.54 acres, more or less.

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