

THIS INSTRUMENT PREPARED BY:
William M. Phillips, Jr., Esq.
Lange, Simpson, Robinson & Somerville LLP
417 North 20th Street, Suite 1700
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
John E. Bell, Jr.
5 Wild Dunes
Shoal Creek, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we

SAMUEL G. BROWN, a married man, **JEAN T. BROWN**, a married woman, and **BRENDA BROWN FERGUSON** (formerly known as **Brenda Lee Brown**), a married woman,

(herein referred to as the "Grantors"), do grant, bargain, sell, and convey unto

JOHN E. BELL, JR., and SUZIE J. BELL

(herein referred to as the "Grantees") the real estate particularly described in Exhibit A, attached hereto and made a part hereof, situated in Shelby County, Alabama;

Subject to:

1. Ad valorem taxes for 2002 and subsequent years;
2. Rights of way granted to Alabama Power Company by instrument recorded in Deed Book 109, page 499, and instrument recorded in Deed Book 239, page 214, in the Office of the Judge of Probate of Shelby County, Alabama;
3. Right of way granted to Shelby County, Alabama, by instrument recorded in Final Record 13, page 330, in the Office of the Judge of Probate of Shelby County, Alabama;

GRANTORS HEREBY CERTIFY THAT THE SUBJECT PROPERTY IS NEITHER THEIR HOMESTEAD NOR THE HOMESTEAD OF THEIR RESPECTIVE SPOUSES.

TO HAVE AND TO HOLD unto the Grantees as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees

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herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors, administrators and assigns covenant with the Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the Grantees, their heirs and assigns, against the lawful claims of all persons.

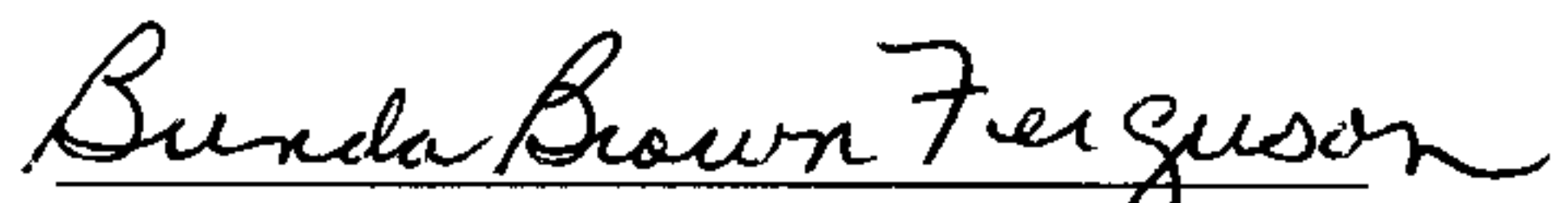
IN WITNESS WHEREOF, we have hereunto set our hands and seals as of the 27th day of December, 2001.


SAMUEL G. BROWN

[SEAL]


JEAN T. BROWN

[SEAL]

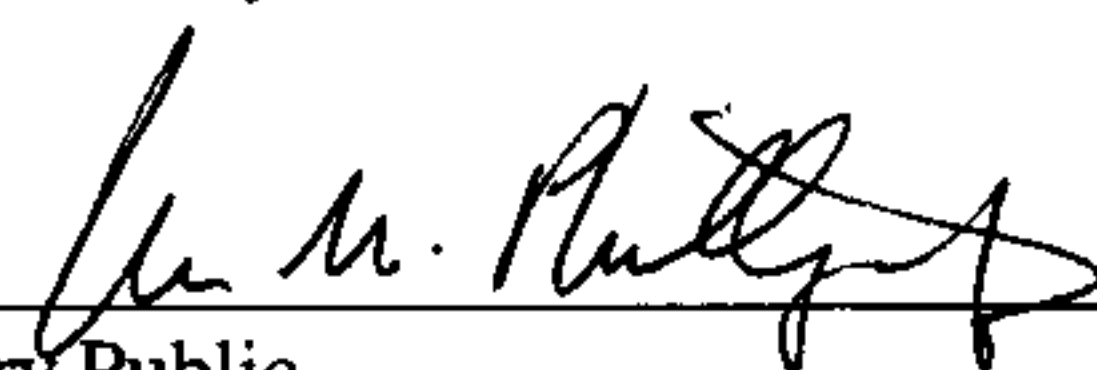

BRENDA BROWN FERGUSON
formerly known as Brenda Lee Brown

[SEAL]

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that **SAMUEL G. BROWN**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal as of the 27th day of December, 2001.



Notary Public
My Commission Expires: 12-2-05

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that **JEAN T. BROWN**, 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 as of the 27th day of December, 2001.

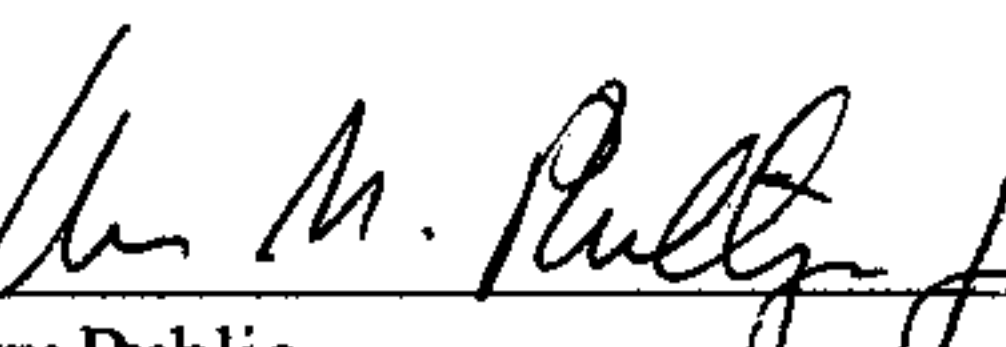


Notary Public
My Commission Expires: 12-2-05

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that **BRENDA BROWN FERGUSON** (formerly known as **Brenda Lee Brown**), 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 as of the 27th day of December, 2001.



Notary Public
My Commission Expires: 12-2-05

EXHIBIT A

(subject property)

A parcel of land situated in the NW 1/4 - SW 1/4, Section 32, Township 18 Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of said 1/4 - 1/4; thence Southerly along the West line of said 1/4 - 1/4 a distance of 327.86 feet to a point; thence turn 64°42'17" left and run Southeasterly a distance of 240.53 feet; thence 93°46' left and run Northeasterly a distance of 119.94 feet to point of beginning of property herein described; thence continue Northeasterly and along the last stated course a distance of 100.6 feet; thence 89°44'5" right and run Southeasterly a distance of 707.57 feet to point on the Westerly right of way line on Alabama Highway #119; thence turn 89°49'25" right and run Southwesterly and along said Westerly right of way line a distance of 150 feet; thence 94°12'30" right and run Northwesterly a distance of 710.25 feet to point of beginning.

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