

Value \$200,000

Send Tax Notice to:  
Walter H Brown, Jr.  
2127 Williamsburg Way  
Birmingham, Alabama 35223

Inst # 2002-00391

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that as of the 21<sup>st</sup> day of October, 2001, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), **Walter H. Brown, Jr., Trustee of the Brown Qualified Personal Residence Trust No. 2** (herein referred to "Grantor"), in hand paid by **Walter H. Brown, Jr.**, a married man, and **Mary Ann Adams**, a married woman, as tenants in common, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the Grantor does by these presents grant, bargain, sell and convey unto the Grantees, all of its right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot No. 13, Survey of Mountain View Lake Company, First Sector, located in Section 24, Township 18 South, Range 1 West, according to Map as recorded in Map Book 3, Page 135 in the Probate Office of Shelby County, Alabama;**

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

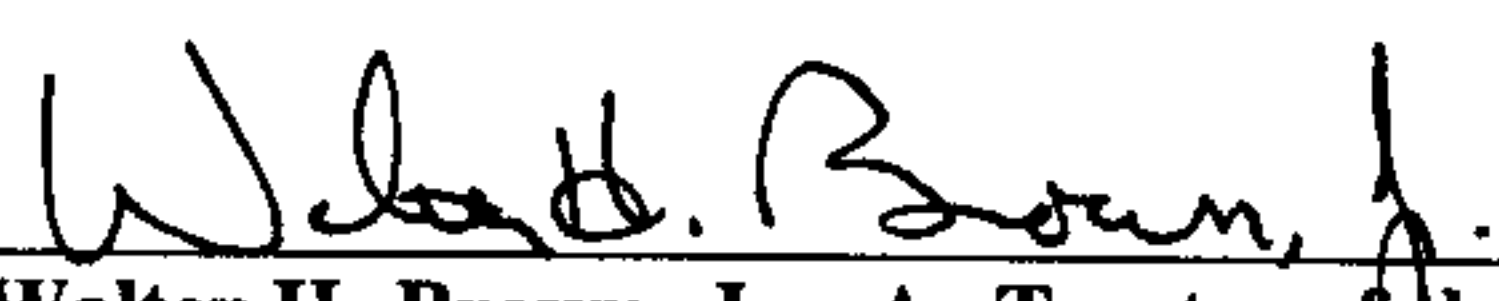
1. The 2002 ad valorem taxes, a lien but not yet due and payable.
2. All encumbrances, easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantees as tenants in common, and to their heirs, executors and assigns forever.

The Grantor hereby covenants and agrees with Grantees, their heir, executors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

This instrument is executed by the undersigned Trustee, solely in his representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned Trustee in his individual capacity, and the undersigned Trustee does expressly limit his liability hereunder to the property now or hereafter held by him in his representative capacity as Trustee.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, this the 23 day of October, 2001.

  
\_\_\_\_\_  
Walter H. Brown, Jr., As Trustee of the Brown Qualified Personal Residence Trust No. 2

01/03/2002--00391  
09:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 214.00

STATE OF ALABAMA )

Jefferson COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Walter H. Brown, Jr.**, whose name as Trustee under the Brown Qualified Personal Residence Trust No. 2, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23<sup>rd</sup> day of October, 2001.

Linda J. Coleman  
Notary Public  
My Commission Expires: 7/20/04

**[THIS DOCUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH]**

This instrument was prepared by  
JOSEPH S. BLUESTEIN, Esquire  
SIROTE & PERMUTT, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Inst # 2002-00391

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