

This instrument was prepared by: Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Thousand and no/100----Dollars and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **PIERCE L. BROWN and wife, THERESA A. BROWN**, (herein referred to as grantors), do grant, bargain, sell and convey unto **TAMRA L. EDGAR and AMBER EDGAR** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in **SHELBY COUNTY, ALABAMA**, to-wit:

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 7, and the NE 1/4 of the NE 1/4 of Section 18, All in Township 21 South, Range 2 West, more particularly described as follows:

Commence at the Southeast corner of Section 7, Township 21 South, Range 2 West, and run thence Westerly along the South line of said Section 7 a distance of 844.46 feet to the point of beginning of the property being described; thence turn 92 deg. 47 min. 25 sec. left and run Southerly a distance of 233.84 feet to a steel pin corner; thence turn 92 deg. 49 min. 17 sec. right and run Westerly a distance of 264.56 feet to a steel pin corner; thence turn 87 deg. 05 min. 31 sec. right and run Northerly a distance of 674.04 feet to a steel railroad spike in the centerline of Shelby County Road No. 340; thence turn 98 deg. 46 min. 48 sec. right and run Easterly along the centerline of said road a distance of 174.41 feet to a steel railroad spike in the same said centerline of same said road; thence turn 00 deg. 12 min. 01 sec. right and continue along said centerline of said road a distance of 93.98 feet to a steel railroad spike in the said centerline of said road; thence turn 81 deg. 06 min. 23 sec. right and run Southerly a distance of 412.33 feet to the point of beginning. Containing 4.01 acres.

LESS AND EXCEPT the following described parcel of land called herein Exhibit "A":

Exhibit "A"

Commence at the Southeast corner of Section 7, Township 21 South, Range 2 West and run thence Westerly along the South line of said Section 7 a distance of 950.25 feet to a point; thence turn 68 deg. 26 min. 54 sec. right and run Northwesterly 118.90 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course 72.40 feet to a steel pin corner; thence turn 90 deg. 00 min. 00 sec. left and run 16.30 feet

To a steel pin corner; thence turn 90 deg. 00 min. 00 sec. left and run 72.40 feet to a steel pin corner; thence turn 90 deg. 00 min. 00 sec. left and run 16.30 feet to the point of beginning, containing 0.03 (3 one hundredths) of an acre.

Total property of Grantor (Less and Except parcel Exhibit "A" is 3.98 acres.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they 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 said

GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of May, 2003.

Pierce L. Brown (Seal)
Pierce L. Brown

Theresa A. Brown (Seal)
Theresa A. Brown

STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Pierce L. Brown and wife, Theresa A. Brown, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of May, 2003.
[Signature]
Notary Public

Grantees' address:
388 Osley Road
Alabaster, Alabama 35007