

This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
(Name) Stamps Realty, LLC
(Address) 715 N. Boundary St.
Montevallo, AL 35115

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED THOUSAND DOLLARS AND 00/100 (\$100,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **STEPHANIE S. BROWN and husband, PAUL B. BROWN**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **STAMPS REALTY, LLC** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Part of the SE ¼ of Section 21 and part of the SW ¼ of Section 22, both in Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing 2” open top iron pin being the locally accepted Southeast corner of said Section 21 and looking in a northerly direction along the East line of said Section 21, turn an angle to the left of 68 degrees 21 minutes 01 second and run in a northwesterly direction for a distance of 122.78 feet to an existing iron rebar being on a curve, said curve being concave in a southwesterly direction and having a central angle of 83 degrees 07 minutes 29 seconds and a radius of 50.0 feet; thence turn an angle to the right (32 degrees 25 minutes 58 seconds to the chord of said curve) and run in a northerly and northwesterly direction along the arc of said curve for a distance of 66.34 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right (18 degrees 34 minutes 02 seconds from the last mentioned chord line) and run in a northwesterly direction for a distance of 163.30 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 69 degrees 0 minutes and run in a northeasterly direction for a distance of 180.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 99 degrees 0 minutes and run in a southeasterly direction for a distance of 240.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 81 degrees 33 minutes 54 seconds and run in a northeasterly direction for a distance of 127.29 feet to an existing iron rebar set by Laurence D. Weygand and being on a curve, said curve being concave in a northeasterly direction and having a deflection angel of 8 degrees 14 minutes 08 seconds and a radius of 300.32 feet; thence turn an angle to the right (82 degrees 14 minutes 44 seconds to the chord of said curve) and run in a southeasterly direction along the arc of said curve for a distance of 86.33 feet to the point of ending of said curve; thence turn an angle to the left and run in a southeasterly direction along a line tangent to the end of said curve for a distance of 18.0 feet to an existing iron rebar; thence turn an angle to the right of 100 degrees 33 minutes 30 seconds and run in a southwesterly direction for a distance of 254.47 feet, more or less, to the point of beginning.

Description of a 30 foot wide easement for ingress/egress and public utilities, said easement lying 15 feet on either side of a centerline, said centerline being described as follows:

Part of the SE ¼ of the SE ¼ of Section 21 and part of the NE ¼ of the NE ¼ of Section 28, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From an existing 2” open top iron pin being the locally accepted southeast corner of said Section 21 and looking in a northerly direction along the East line of said Section 21, turn an angle to the left of 68 degrees 21 minutes 01 second and run in a northwesterly direction for a distance of 122.78 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 54 degrees 11 minutes 53 seconds and run in a northwesterly direction for a distance of 33.87 feet to the point of beginning; thence turn an angle to the left of 107 degrees 14 minutes 57 seconds and run in a southwesterly direction for a distance of 8.32 feet; thence turn an angle to the left of 1 degree 50 minutes 30 seconds and run in a southwesterly direction for a distance of 45.03 feet; thence turn an angle to the left of 8 degrees 33 minutes 07 seconds and run in a southwesterly direction for a distance of 92.01 feet; thence turn an angle to the right of 3 degrees 58 minutes 46 seconds and run in a southwesterly direction for a distance of 135.58 feet; thence turn an angle to the right of 0 degrees 31 minutes 34 seconds and run in a southwesterly direction for a distance of 76.30 feet; thence turn an angle to the

left of 0 degrees 16 minutes 49 seconds and run in a southwesterly direction for a distance of 91.25 feet; thence turn an angle to the right of 0 degrees 20 minutes 24 seconds and run in a southwesterly direction for a distance of 112.27 feet; thence turn an angle to the right of 0 degrees 01 minutes 17 seconds and run in a southwesterly direction for a distance of 100.16 feet; thence turn an angle to the left of 0 degrees 02 minutes and run in a southwesterly direction for a distance of 91.35 feet; thence turn an angle to the left of 80 degrees 49 minutes 59 seconds and run in a southeasterly direction for a distance of 70.08 feet; thence turn an angle to the right of 1 degree 47 minutes 14 seconds and run in a southeasterly direction for a distance of 91.0 feet; thence turn an angle to the left of 2 degrees 03 minutes 22 seconds and run in a southeasterly direction for a distance of 42.40 feet, more or less, to the point of beginning.

SUBJECT TO:

- Taxes for 2004 and subsequent years. 2004 ad valorem taxes are a lien but not due and payable until October 1, 2004.
- Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
- Transmission line permits to Alabama Power Company recorded in Deed Book 138, Pages 196 and 197; Deed Book 133, Page 104 and Deed Book 194, Page 36.
- Right of way to Shelby County recorded in Deed Book 201, Page 230; Deed Book 200, Page 417 and Deed Book 98, Pages 355 and 356.
- Right of way to Shelby County for Highway No. 12 as shown on survey by Thomas Horn dated March 17, 1982.
- Rights, if any, acquired across subject property by the agreement to the Water Works Board of the City of Montevallo, recorded in Deed Book 274, Page 666.
- Condemnation for 5-foot easement as set out by instruments recorded in Probate Minute Book 24, Pages 527 and 554.
- **PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE, ON EVEN DATE HEREWITH, IN FAVOR OF CENTRAL STATE BANK, IN THE SUM OF \$105,000.00.**

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 17th day of
OCTOBER, 2003.

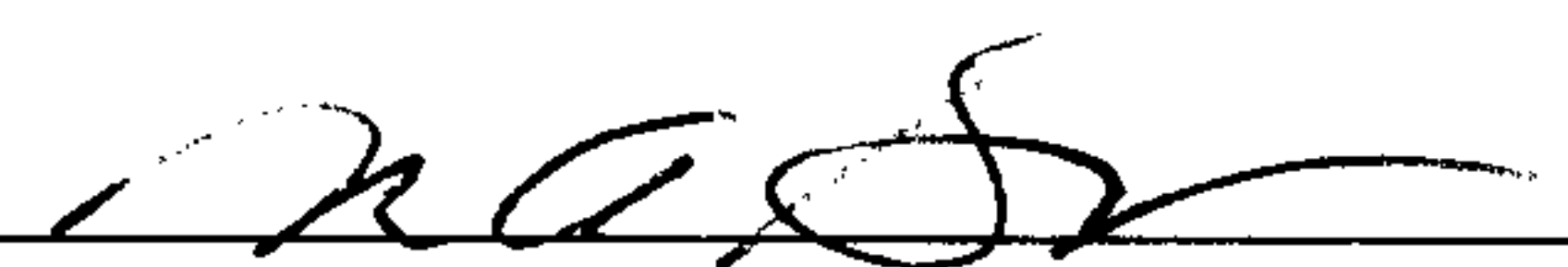

STEPHANIE S. BROWN

PAUL B. BROWN

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **STEPHANIE S. BROWN and PAUL B. 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 17th day of October, 2003.


Notary Public
My commission expires: 5/15/05