

This Instrument Was Prepared By:  
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(205) 665-4357

Send Tax Notice:  
Nathan S. Stamps  
715 North Boundary Street  
Montevallo, AL 35115

STATE OF ALABAMA            )  
  )  
SHELBY COUNTY                )       WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **Four Hundred Forty-Five Thousand and 00/100 Dollars (\$445,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paul B. Brown and wife, Stephanie Brown**, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Nathan S. Stamps and Mitchell A. Spears, married persons**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

Begin at the SE corner of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama; thence North 89 degrees 45 minutes 44 seconds West along the South line of said section for a distance of 2584.75 feet; thence North 01 degree 11 minutes 00 seconds West for a distance of 150.05 feet; thence North 01 degree 29 minutes 41 seconds West for a distance of 146.99 feet; thence South 89 degrees 37 minutes 41 seconds West for a distance of 303.02 feet to the easterly right of way line of Alabama Highway 119; thence North 04 degrees 46 minutes 20 seconds West along said right of way line for a distance of 499.91 feet; thence North 87 degrees 57 minutes 41 seconds East and leaving said right of way for a distance of 2000.46 feet; thence North 02 degrees 21 minutes 50 seconds West for a distance of 556.36 feet; thence North 87 degrees 43 minutes 59 seconds East for a distance of 900.18 feet; thence South 02 degrees 21 minutes 50 seconds East for a distance of 1467.31 feet to the POINT OF BEGINNING.  
According to the survey of Rodney Shiflett, dated July 20, 1999.

**LESS AND EXCEPT**  
Commence at the Southeast corner of Section 2, Township 22 South, Range 3 West; thence run West along the South line of said Section 2 for 2333.78 feet; thence turn an angle to the right of 84 degrees 59 minutes 24 seconds and run North for 300.55 feet to the point of beginning; thence continue along the last described course for 415.40 feet; thence turn an angle to the left of 87 degrees 15 minutes 59 seconds and run West for 534.95 feet to a point on the East right of way of Alabama Highway No. 119; thence turn an angle to the left of 92 degrees 44 minutes 01 seconds and run South along the East right of way for 399.80 feet; thence turn an angle to the left of 85 degrees 35 minutes 59 seconds and run East for 535.92 feet to the point of beginning.  
According to the survey of Steven H. Gay, RLS#17522, dated January 9, 2002.

Subject to all items of record.

Note: This property does not constitute homestead property for the Grantor nor the Grantees.

NOTE: \$445,000.00 of the Total consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that

the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 31<sup>st</sup> day of March, 2004.

GRANTOR

Paul B. Brown (L.S.)  
Paul B. Brown

Stephanie Brown (L.S.)  
Stephanie Brown

STATE OF ALABAMA )

SHELBY COUNTY )

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, *Paul B. Brown and Stephanie Brown*, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 31<sup>st</sup> day of March, 2004.

Chris Smitherman  
NOTARY PUBLIC  
My Commission Expires: 5/13/04