

Value \$200,000



Send tax notice to:
Mrs. Eleanor L. Brown
210 Crestview Drive
Montevallo, Alabama 35115

20040618000333100 Pg 1/3 217.00
Shelby Cnty Judge of Probate, AL
06/18/2004 14:58:00 FILED/CERTIFIED

/ This Instrument Prepared By:
Dale B. Stone, Esq.
Feld, Hyde, Wertheimer, Bryant & Stone, P.C.
2000 SouthBridge Parkway, Suite 500
Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, WERTHEIMER, BRYANT & STONE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, J.A. Brown Jr. and wife, Eleanor L. Brown, do grant, bargain, sell and convey unto Eleanor L. Brown (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot No. 18 and West half of Lot No. 17, in Block 6, all according to Arden Subdivision to the Town of Montevallo, Alabama; Also,

A Parcel of land in the SW1/4 of the SE1/4 of Section 21, Township 22 South, Range 3 West, more particularly described as follows: BEGINNING at the Southwest corner of Lot Number 18 in Block 6 of Arden Subdivision as recorded in Map Book 3 at Page 64 in the Office of the Judge of Probate, Shelby County, Alabama; thence at a bearing North 84 degrees 58 minutes East and along the South side of said Lot Number 18 and the W1/2 of Lot Number 17, a distance of 201.1 feet to an iron pin (which point is the Southwest corner of the E1/2 of Lot Number 17); thence at a bearing South 65 degrees 10 minutes East a distance of 103.6 feet to an iron pin on the Northwest bank of Shoal Creek; thence in a Southwesterly direction along the West bank of said Creek a distance of 273 feet, more or less, to an iron pin on the West bank of said Creek; thence at a bearing of North 50 degrees 31 minutes West a distance of 359.9 feet to an iron pin; thence at a bearing of North 5 degrees 2 minutes West a distance of 65.0 feet to the point of beginning.

SOURCE OF TITLE: Book 274 Page 456 (NOTE: J. A. Brown, Jr. and Mary Lee Brown acquired title jointly with rights of survivorship, and Mary Lee Brown predeceased J. A. Brown on November 6, 1989.)

This conveyance is made subject to the following:

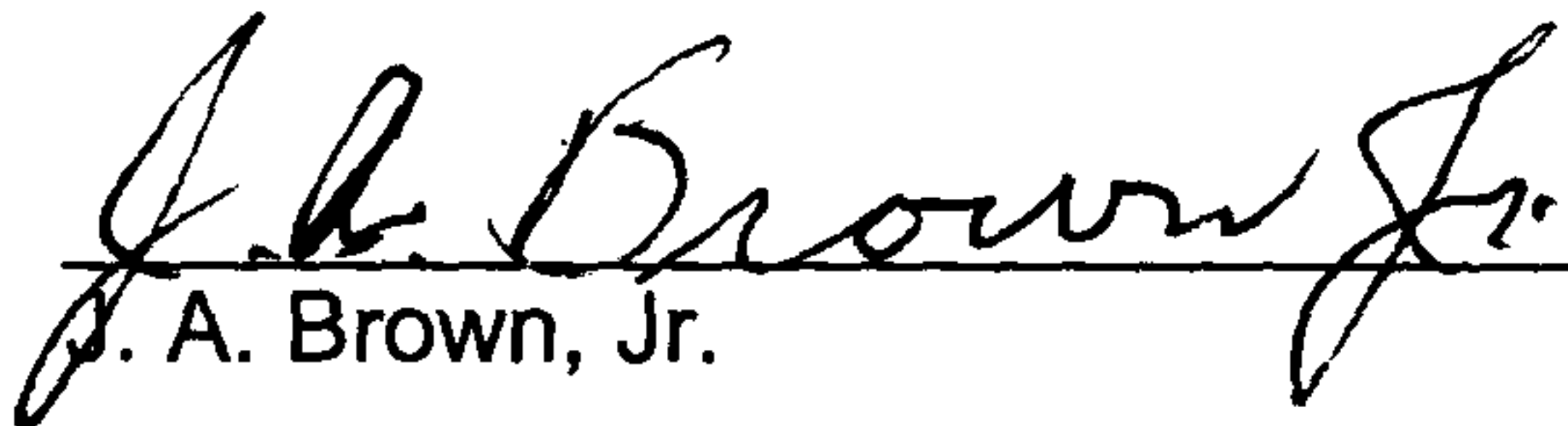
1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. The restrictions and covenants heretofore made by the Montevallo Development Company, which are shown of record in Deed Book 139 at Page 269 in the office of the Judge of Probate, Shelby County, Alabama.
3. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

The above property represents the homestead of the Grantors.

TO HAVE AND TO HOLD to said Grantee, her heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs, successors 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 Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on
June 9, 2004.


J. A. Brown, Jr.


Eleanor L. Brown

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that J. A. Brown, Jr. and wife, Eleanor L. 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 on June 9, 2004.

Rebekah T. Mize
Notary Public

Rebekah T. Mize
Printed Name

(NOTARY SEAL)

My Commission Expires: 9-30-06