

5000.00



20040823000470960 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
08/23/2004 13:19:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY COUNTY

The preparer of this document has not
examined title to the property described herein
and makes no certification as to title.

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of ONE DOLLAR AND EXECUTION OF TERMS OF MARITAL SETTLEMENT AGREEMENT, in hand paid by PAUL B. BROWN, the receipt whereof is hereby acknowledged, STEPHANIE S. BROWN, a married person has granted, bargained and sold, and by these presents does hereby grant, bargain, sell and convey unto the said PAUL B. BROWN the following described real estate, situated in Shelby County, Alabama, to-wit:

THAT PROPERTY DESCRIBED ON EXHIBIT 'A' ATTACHED HERETO AND MADE A PART OF THIS DEED AS MUCH AS IF SET OUT HEREIN WORD FOR WORD.

TO HAVE AND TO HOLD the aforegranted premises to Paul B. Brown, his heirs and assigns, forever.

IN WITNESS WHEREOF, THE SAID has executed this conveyance on this the 2 day of ~~June~~ July, 2004.

X Stephanie S. Brown

State of Alabama
Chilton County

I, a Notary Public, in and for said County, in said State, hereby certify that Stephanie S. Brown whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she executed the same on the day the same bears date.

Dessie Cox
NOTARY PUBLIC

EXHIBIT "A"

PARCEL I.

Beginning at the NW corner of the W 1/2 of Fractional Section 27, Township 22, Range 3 West, and run East along the North line of said Fractional Section 450 feet, to the right of way of Southern Railroad, thence SW along the North right of way line of said railroad to a point on the West line of said Fractional Section 300 feet South of NW corner thereof; thence North 300 feet to point of beginning.

LESS AND EXCEPT property described in Real Book 17, Page 287 recorded in Probate Office of Shelby County, Alabama.

PARCEL II

A parcel of land situated in the SW 1/4 of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:

Beginning at the SW corner of Section 22 go North 89 degrees 28 minutes East along the South boundary of said Section 316.96 feet; thence North 38 degrees 25 minutes West for 148.00 feet; thence South 62 degrees 08 1/2 minutes West for 254.47 feet to Point of Beginning.

Part of Section 22 and part of Section 27, 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 pipe being the locally accepted SW corner of said Section 22 and looking in a northerly direction along the west line of said Section 22, turn an angle to the right of 63°-42'-20" and run in a northeasterly direction for a distance of 102.56 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 80°-06'-28" and run in a southeasterly direction for a distance of 188.76 feet to an existing iron rebar set by Weygand and being on the northwest right-of-way line of Shelby County Highway #12 (being 40 feet from the center of the road); thence turn an angle to the right of 93°-20'-35" and run in a southwesterly direction for a distance of 76.81 feet to an existing iron rebar set by Weygand and still being on the northwest right-of-way line of Shelby County Highway #12; thence turn an angle to the right of 2°-42'-08" and run in a southwesterly direction along the northwest right-of-way line of said Shelby County Highway #12 for a distance of 92.74 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 2°-23'-55" and run in a southwesterly direction along the northwest right-of-way line of said Shelby County Highway #12 for a distance of 66.29 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 117°-44'-34" and run in a northerly direction for a distance of 226.0 feet, more or less, to the point of beginning. Containing 0.76 acres, more or less.