

Record 12
\$5,000.00
value

20050113000022500 Pg 1/3 20.00
Shelby Cnty Judge of Probate, AL
01/13/2005 14:30:00 FILED/CERTIFIED

mail to After Recording to
EXCLUSIVE SETTLEMENT SERVICES, INC.
600 COMMERCE DRIVE, SUITE 610
CORAOPOLIS, PA 15108
(412) 262-4199

THIS INSTRUMENT PREPARED BY:
W. ALAN SUMMERS, JR., ATTORNEY
1275 CENTER POINT PARKWAY, STE. 100
BIRMINGHAM, ALABAMA 35215
(205) 856-9100

SENT TAX NOTICE TO:
JOAN AND RUSSELL BROWN

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
(NO TITLE EXAMINATION REQUESTED)

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration **TEN DOLLARS AND 00/100 (\$10.00)**-----to the undersigned **GRANTOR** or **GRANTORS** in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, I or we,

PAULA SORROW, a unmarried woman, JOAN BROWN AND HUSBAND, RUSSELL BROWN,
Joan Brown also known as Joan Sorrow Brown

(herein referred to as grantors) do grant, bargain, sell and convey unto,

JOAN BROWN AND RUSSELL BROWN,

(herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY COUNTY, Alabama** to-wit:

SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A"

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, COVENANTS AND BUILDING SETBACK LINES OF RECORD.

SUBJECT TO TAXES FOR CURRENT YEAR.

To Have and To Hold unto the said Grantees **JOAN BROWN AND RUSSELL BROWN**, as joint tenants, with right of survivorship their heirs and assignees, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

THE PROCEEDS OF THE DEED HAVE BEEN PAID BY THE MORTGAGE BEING
FILED SIMULTANEOUS HERewith.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 22nd day of
DECEMBER 2004

WITNESS:

Paula Sorrow
PAULA SORROW

Joan Brown
JOAN BROWN

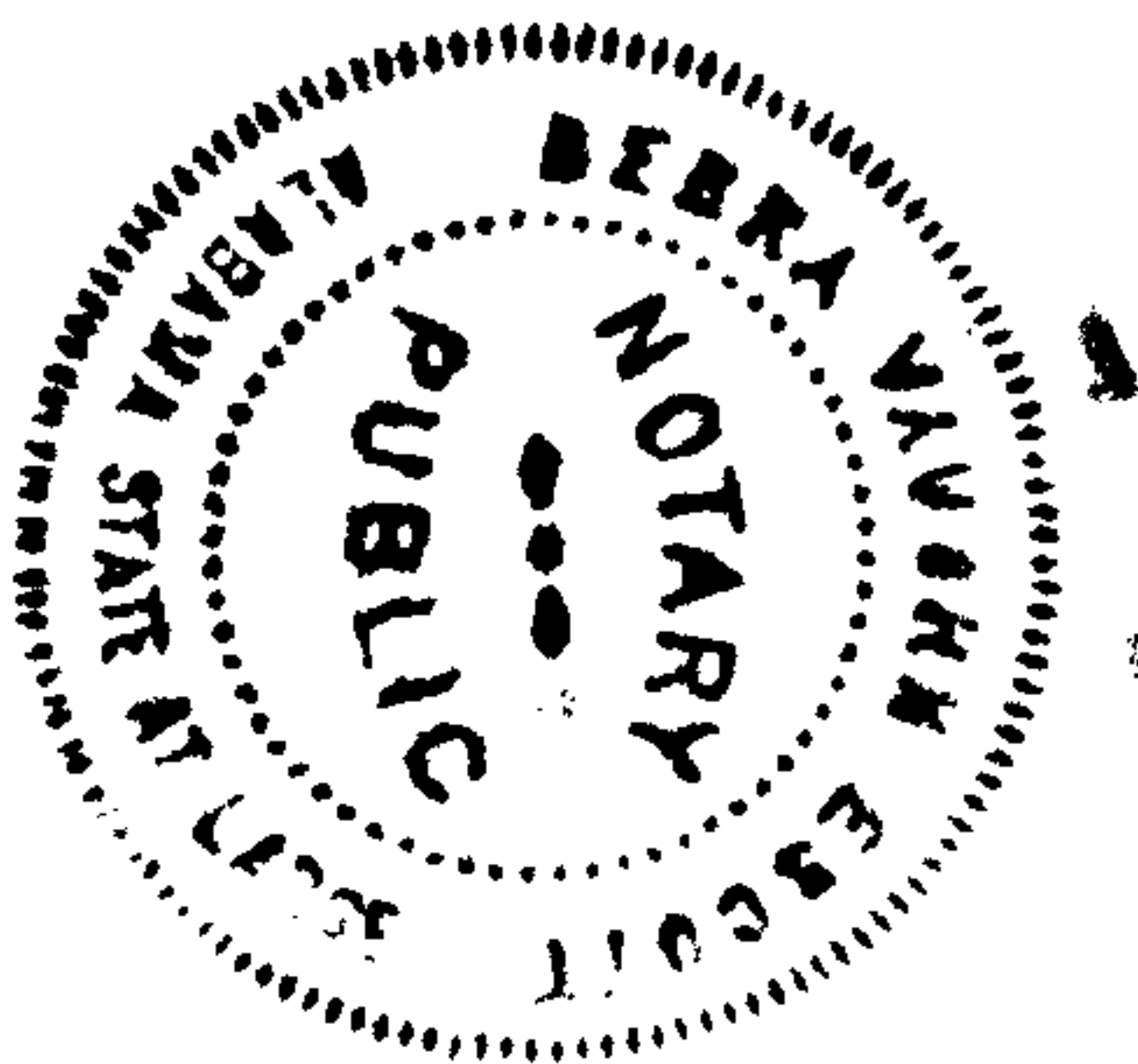
Russell Brown
RUSSELL BROWN

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify
that PAULA SORROW, a unmarried woman, JOAN BROWN AND HUSBAND, RUSSELL
BROWN, me(s), is/are signed to the foregoing conveyance, and who is/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.

NOTARY PUBLIC Alvin Wade Smith
MY COMMISSION EXPIRES 8/15/2007



NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 15, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT "A"
PROPERTY DESCRIPTION

Legal description of the land:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT:

TRACT 2, COMMENCE AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 16 A DISTANCE OF 22.01 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 270, THENCE RUN NORTH 89 DEGREES 03 MINUTES 00 SECONDS EAST FOR 643.85 FEET, TO A REBAR CORNER, THENCE RUN SOUTH 89 DEGREES 03 MINUTES 00 SECONDS EAST ALONG SAID MARGIN OF SAID ROAD A DISTANCE OF 74.78' TO A REBAR CORNER; THENCE RUN SOUTH 84 DEGREES 23 MINUTES 00 SECONDS EAST A DISTANCE OF 95.22' TO A REBAR CORNER ON THE WEST MARGIN OF SHELBY COUNTY HIGHWAY 17; THENCE RUN SOUTH 15 DEGREES 01 MINUTES 32 SECONDS EAST A DISTANCE OF 179.46' TO A REBAR CORNER; THENCE RUN SOUTH 89 DEGREES 26 MINUTES 21 SECONDS WEST A DISTANCE OF 218.72' TO A REBAR CORNER; THENCE RUN SOUTH 00 DEGREES 48 MINUTES 56 SECONDS WEST A DISTANCE OF 55.75' TO A REBAR CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE RUN NORTH 89 DEGREES 10 MINUTES 20 SECONDS WEST A DISTANCE OF 129.96' TO A REBAR CORNER; THENCE RUN SOUTH 00 DEGREES 48 MINUTES 23 SECONDS WEST A DISTANCE OF 217.93' TO A REBAR CORNER; THENCE RUN SOUTH 89 DEGREES 11 MINUTES 37 SECONDS EAST A DISTANCE OF 154.11' TO A CALCULATED CORNER IN AN EXISTING POND; THENCE RUN NORTH 00 DEGREES 57 MINUTES 13 SECONDS WEST A DISTANCE OF 208.76' TO A REBAR CORNER; THENCE RUN NORTH 61 DEGREES 43 MINUTES 13 SECONDS WEST A DISTANCE OF 19.99' TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR LIMITATIONS OF RECORD AND OR APPLICABLE LAW.

PROPERTY ADDRESS: 51 HIGHWAY 270, MAYLENE, AL 35114

TAX PARCEL ID: 23-5-16-0-001-017-017