

## WARRANTY DEED

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Robert Cherenek  
349 Highway 335  
Chelsea, Alabama 35043

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred seventy four thousand nine hundred and no/100 (\$174,900.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Jennifer D. Brown f/k/a Jennifer D. Blankenship and Donald W. Brown, wife and husband** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Robert Cherenek** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Exhibit "A" Legal Description attached hereto and made a part hereof.**

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$139,920.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

\$34,980.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

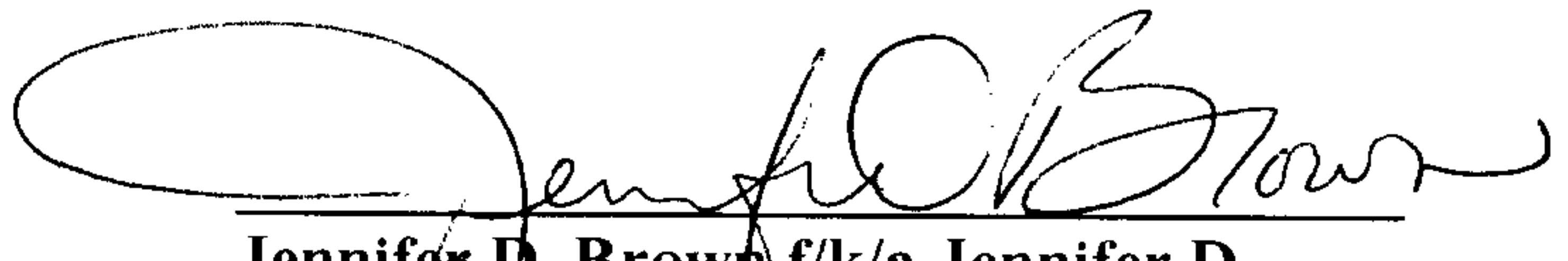
Jennifer D. Blankenship and Jennifer D. Brown are one and the same person.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

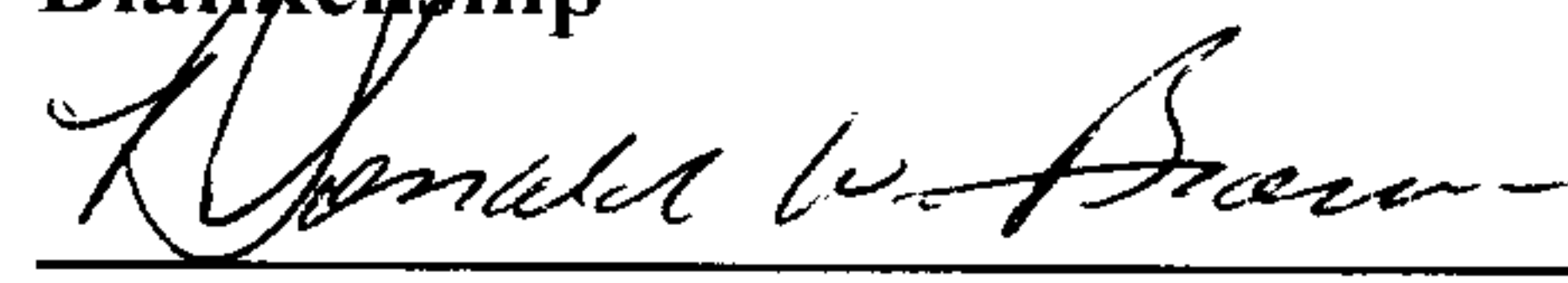
And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 11<sup>th</sup> day of February, 2005.

\_\_\_\_\_

  
Jennifer D. Brown f/k/a Jennifer D.  
Blankenship

\_\_\_\_\_

  
Donald W. Brown

### STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Jennifer D. Brown f/k/a Jennifer D. Blankenship and Donald W. Brown, wife and husband** whose name(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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11<sup>th</sup> day of February, 2005.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 02-25-05

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

A parcel of land located in the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 4; thence South 88 Degrees 23 Minutes 18 Seconds West along the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 341.87 feet to the point of beginning; thence continue along last described course a distance of 170.45 feet to a point lying on the Easterly Right of Way line of Shelby County Highway 335 (60 foot Right of Way); thence North 26 Degrees 24 Minutes 42 Seconds West along said Right of Way line a distance of 129.39 feet; thence North 28 Degrees 55 Minutes 42 Seconds west along said Right of Way line a distance of 59.88 feet; thence leaving said Right of Way line North 73 Degrees 31 Minutes 04 Seconds East a distance of 268.55 feet; thence South 0 Degrees 08 Minutes 45 Seconds West a distance of 239.69 feet to the point of beginning; being situated in Shelby County, Alabama.