

Send Tax Notice To:

RANDY BROWN

15 Overhill Dr.  
Wincent, AL 35728

20060125000041460 1/3 \$61.00  
Shelby Cnty Judge of Probate, AL  
01/25/2006 01:56:53PM FILED/CERT

This instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051

## STATUTORY WARRANTY DEED

STATE OF ALABAMA )

### KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY )

That in consideration of **FORTY THREE THOUSAND NINE HUNDRED FIFTY THREE and NO/00 Dollars (\$43,953.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**ESTATE OF FLORENCE C. FLOREY, PROBATE CASE NO. 28-218, SHELBY COUNTY, ALABAMA**

grant, bargain, sell and convey unto,

**RANDY BROWN**

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Situated in SHELBY County, Alabama.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record, and to that certain flood easement granted to Alabama Power Company in September 2005 which raised the flood easement from 408 feet to 410 feet above mean sea level, which flood easement is unrecorded at the time of the execution of this Deed.

\$0.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

It is the intention of the Personal Representative of the Estate of Florence C. Florey, deceased, to convey to the Grantee all of the Decedent's interest in the real property described on Exhibit A to this Deed that was owned by the Decedent at the time of her death, whether accurately described on Exhibit A or not, except for the above-described flood easement granted to Alabama Power Company in September 2005, which is unrecorded at the time of the execution of this Deed.

The undersigned executes this Deed solely in her capacity as Personal Representative, and nothing herein shall be construed to impose liability on her in her individual capacity.

**TO HAVE AND TO HOLD** to the said Grantee, his, her or their heirs and assigns forever.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 20<sup>th</sup> day of January, 2006.

ESTATE OF FLORENCE C FLOREY

Belle Florey Prosser  
BELLE FLOREY PROSSER  
AS: PERSONAL REPRESENTATIVE



20060125000041460 2/3 \$61.00  
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**STATE OF ALABAMA**  
**SHELBY COUNTY**

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

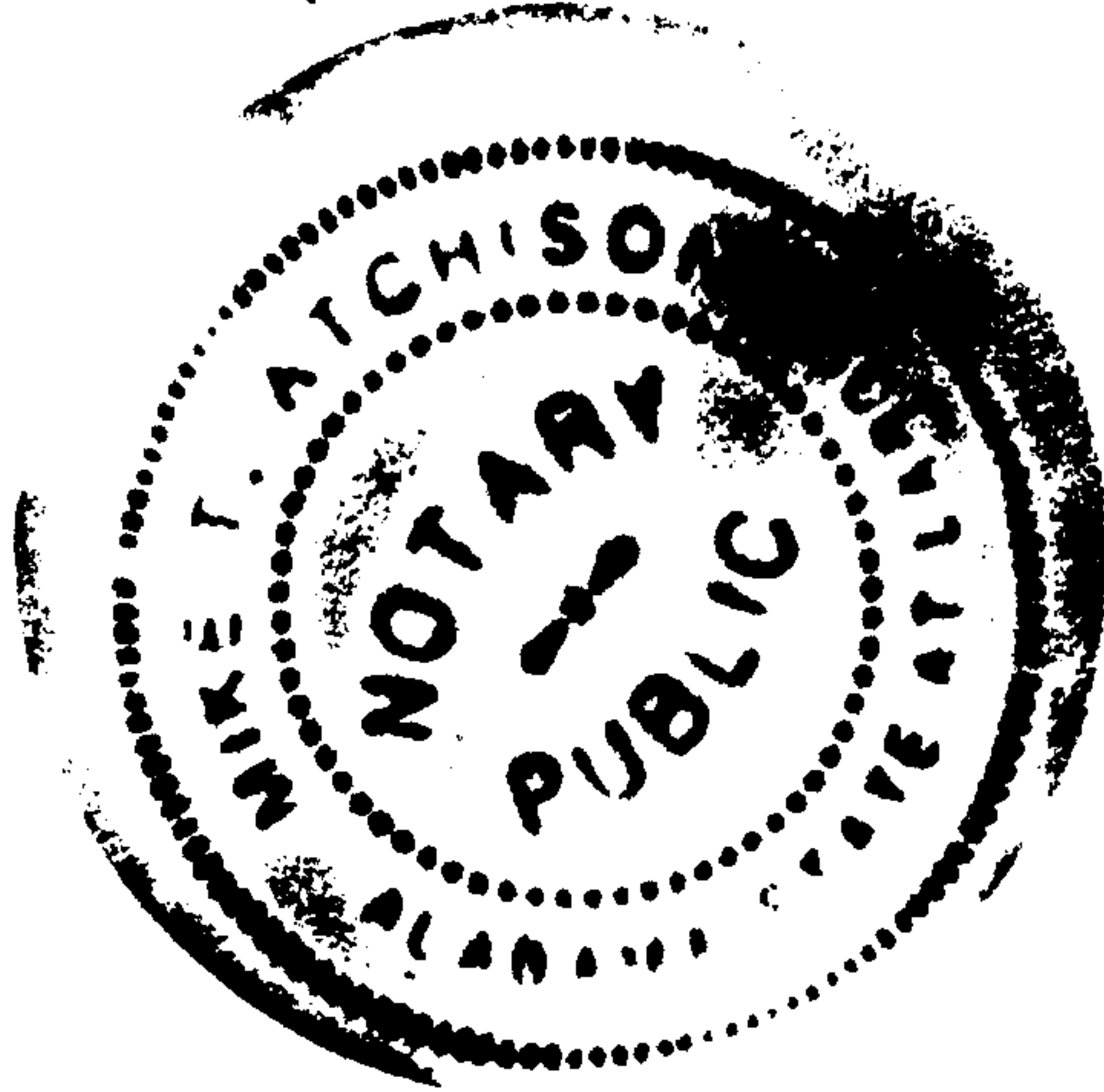
BELLE FLOREY PROSSER AS PERSONAL REPRESENTATIVE OF THE ESTATE OF FLORENCE C FLOREY  
PROBATE CASE NO. 28-218 SHELBY COUNTY ALABAMA

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 voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>TH</sup> day of January, 2006.

  
Notary Public

My Commission Expires: 10-16-08



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EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 19, Township 19 South, Range 3 East, Shelby County, Alabama and being more particularly described as follows:

PARCEL B:

Commence at the SE corner of above said 1/4-1/4; thence North 87 degrees 57 minutes 34 seconds West, a distance of 30.27 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 1290.79 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 1315.21 feet; thence South 87 degrees 57 minutes 20 seconds East, a distance of 4.25 feet to a point on the westerly R.O.W line of Shelby County Highway 62, 80' R.O.W; thence South 01 degree 41 minutes 36 seconds West and along said R.O.W. line, a distance of 90.54 feet to the beginning of a curve to the left, having a radius of 600.00 feet, a central angle of 93 degrees 58 minutes 46 seconds and subtended by a chord which bears South 45 degrees 17 minutes 42 seconds East, and a chord distance of 877.48 feet; thence along the arc of said curve and said R.O.W. line, a distance of 984.15 feet; thence North 87 degrees 42 minutes 55 seconds East and along said R.O.W. line, a distance of 108.00 feet to a point, said point being the beginning of a curve to the right, having a radius of 535.00 feet, a central angle of 92 degrees 03 minutes 26 seconds and subtended by a chord which bears South 46 degrees 15 minutes 22 seconds East, and a chord distance of 770.06 feet; thence along the arc of said curve and along said R.O.W. line, a distance of 859.59 feet; thence South 00 degrees 13 minutes 39 seconds East and along said R.O.W. line, a distance of 125.11 feet to the POINT OF BEGINNING.  
According to the survey of Rodney Y. Shiflett, dated December 27, 2005.

Shelby County, AL 01/25/2006  
State of Alabama  
Deed Tax: \$44.00