20060301000096800 1/1 \$21.50 Shelby Cnty Judge of Probate, AL 03/01/2006 11:14:39AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and NO/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned, Billie Frances Darby, a widowed woman, and Christa Louise Cole, a widowed woman, herein referred to as Grantor, in hand paid by Paul DeWayne Brown and Ashleigh Marie Brown, husband and wife, herein referred to as Grantee, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

> Shelby County, AL 03/01/2006 State of Alabama

Deed Tax: \$10.50

Description to-wit:

From an axle at the N.W. corner of Section 16, T195-R2E, run thence (true) 5 899 23'43"E along the North boundary of said Section 16 for a distance of 2198.65 feet to a point that is N 89°23'43"W, 3375.56 feet of a flat iron at the N.E. corner of said Section 16; thence run S 04°17′00"W for a distance of 193.76 feet to a 1/2" rebar on the Southerly boundary of Shelby County highway #83 (80' R.D.W.), being the point of beginning of herein described parcel of land; thence continue \$ 04°17′00°W for a distance of 445.54 feet to a 1/2" rebar; thence run N 90°00'00"E for a distance of 315.00 feet to a 1/2" rebar; thence run N 08°06'28"E along an accepted property line for a distance of 144.86 feet to a 1/2" rebar; thence run N 01°34'01"E along an accepted property line for a distance of 238.24' to a 1/2" pipe on the Southerly boundary of aforementioned Shelby County Highway #83; thence run N 77°29'57'W along said highway boundary for a distance of 102.26 feet to a 1/2" pipe; thence run N 78°59'46"W along said highway boundary for a distance of 212.74 feet to the point of beginning of herein described parcet of land, containing 3.03 acres, situated in the NEI/4-NW1/4 of Section 16, T19S-R2E, Shelby County, Alabama.

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

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.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set her hand and seal this the day of 3006.

Bilie France Varley Billie Frances Darby

Christa Louise Cole

STATE OF ALABAMA SHELBY COUNTY,

I, the undersigned authority, in and for said County, in said State, hereby certify that, Billie Frances Darby, a single woman, and Christa Louise Cole, a single woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of Jele

My Commission Expires: May 25, 2007

Please send tax notice to:

DeWayne & Ashley Brown 3090 Hwy. 83 Vincent, Ala. 35178