This instrument was prepared by: Michael T. Atchison, Attorney at Law, Inc. 101 West College Columbiana, AL 35051

Send Tax Notice To:

Andy Brown P.O. Bo x758

Columbiana, Alabama 35051

## WARRANTY DEED

20061116000561570 1/3 \$28.00 Shelby Cnty Judge of Probate, AL 11/16/2006 12:53:21PM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Ten Thousand dollars and Zero cents (\$10,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Henry L. Nichols Jr., a manual Joan Nichols Alexander, a Married woman; and June Sellers Nichols, a unmarried woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Brown Lands, LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

## SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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 person.

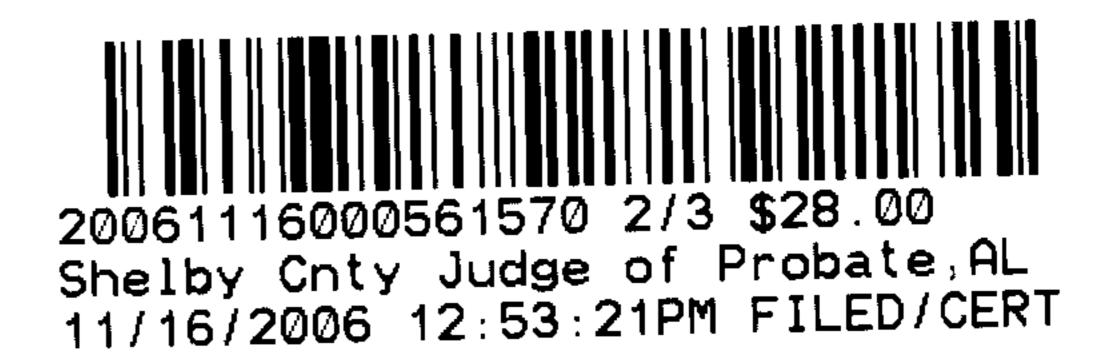
IN WITNESS WHEREOF, we ha	ve hereunto set our	hand(s) and seal(s), this day of November, 2006.
	(S)	(SEAL)
		Henry L. Nichols Jr.  Joan Nichols Welselander (SEAL)
		Jøan Nichols Alexander
·····	(S)	June Sellers Nichols (SEAL)
		(SEAL)
STATE OF FLORIDA		
		General Acknowledgment
COUNTY OF OK A LOCISA	<b>■:</b>	
I, the undersigned, a Notary Publ	ic in and for the sa	d County, in said State, hereby certify that Henry L. Nichols Jr., whose na

ame 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of November, 2006.

Notary Public

MY COMMISSION # DD 476712 EXPIRES: January 20, 2010 Bended Thru Notary Public Underwriters



STATE OF ALABAMA

}

General Acknowledgment

## COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that JOAN NICHOLS ALEXANDER., 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.

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that June Sellers Nichols, 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

NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Jan 10, 2007 JONDED THRU NOTARY PUBLIC UNDERWRITERS

day of November, 2006.

Notary Public

20061116000561570 3/3 \$28.00 Shelby Cnty Judge of Probate, AL 11/16/2006 12:53:21PM FILED/CERT

## EXHIBIT A

Commence at the NW corner of the NW ¼ of the SE ¼ of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence South 87 degrees 12 minutes 30 seconds East along the North line of said ¼ - ¼ Section a distance of 1381.35 feet; thence South 11 degrees 39 minutes 06 seconds East a distance of 908.54 feet; thence continue along the last described course for a distance of 427.79 feet; thence North 87 degrees 45 minutes 13 seconds West a distance of 151.03 feet; thence Northeasterly along the Northwest right of way of State Highway #25 By-Pass for 265 feet, more or less, to the intersection of said right of way with the South line of property owned by Andy Brown; thence run West along said South line of Andy Brown property for 95 feet, more or less, to the point of beginning. Being part of Lot 104-D, Horsley's Map of the Town of Columbiana.

Shelby County, AL 11/16/2006 State of Alabama

Deed Tax:\$10.00