

This Instrument was prepared by:

Send Tax Notice to:

R. Shan Paden
PADEN & PADEN, P. C.
5 Riverchase Ridge, Suite 100
Birmingham, AL 35244

Mr. John Brown
275 Hidden Lane
Calera, AL 35040

STATE OF ALABAMA)

Shelby County, AL 03/05/2010

COUNTY OF SHELBY)

State of Alabama

Deed Tax : \$2.50

JOINT TENANCY WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That, Whereas, Ruey Marie Jones Brown, a widow, departed this life testate on September 20, 2009; and

Whereas, the Last Will and Testament of Ruey Marie Jones Brown named Donald Warren Brown, a married person, and Johnny Lowell Brown, a married person, as Co-Executors of the Estate of Ruey Marie Jones Brown; and

Whereas, Donald Warren Brown, a married person, and Johnny Lowell Brown, a married person, were granted Letters Testamentary on November 5, 2009, as Personal Representatives of the Estate of Ruey Marie Jones Brown, by the Judge of Probate of Shelby County, Alabama, as shown by the records in Probate Case No. PR-2009-000672;

Now, Therefore, in consideration of the Premises, and the sum of ONE HUNDRED NINETEEN THOUSAND AND NO/100 (\$119,000.00) DOLLARS, cash in hand paid to the undersigned, namely: Donald Warren Brown and Johnny Lowell Brown as Co-Personal Representatives of the Will and Estate of Ruey Marie Jones Brown, deceased, the receipt of which is hereby acknowledged, the undersigned, in their capacities as Co-Personal Representatives of the Estate of Ruey Marie Jones Brown, do by these presents, grant, bargain, sell and convey unto Laurie Brown and spouse, John F. Brown (GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2009 which constitute a lien but are not yet due and payable until October 1, 2010.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and subject property.
3. Easement recorded in Deed Volume 334, Page 823, in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to the State of Alabama, recorded in Deed Volume 194, Page 161 and Deed Volume 195, page 356, in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Deed Volume 316, page 648, in the Probate Office of Shelby County, Alabama.
6. Less and except any portion of subject property lying within a road right of way.

\$116,844.00 of the consideration paid herein was provided by a purchase money mortgage closed simultaneously herewith.

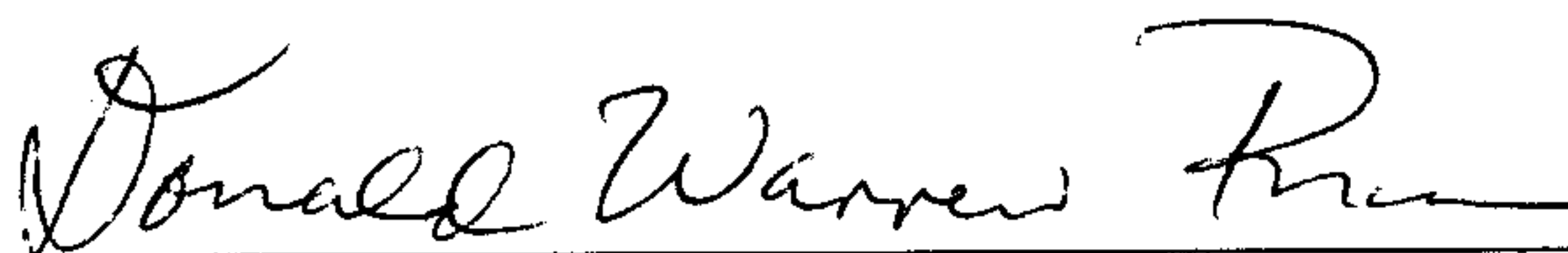
Subject property does not constitute the homestead of the Grantors nor that of their respective spouses.

TO HAVE AND TO HOLD unto Laurie Brown and spouse, John F. Brown, as joint tenants, with right of survivorship, their heirs and assigns, 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.

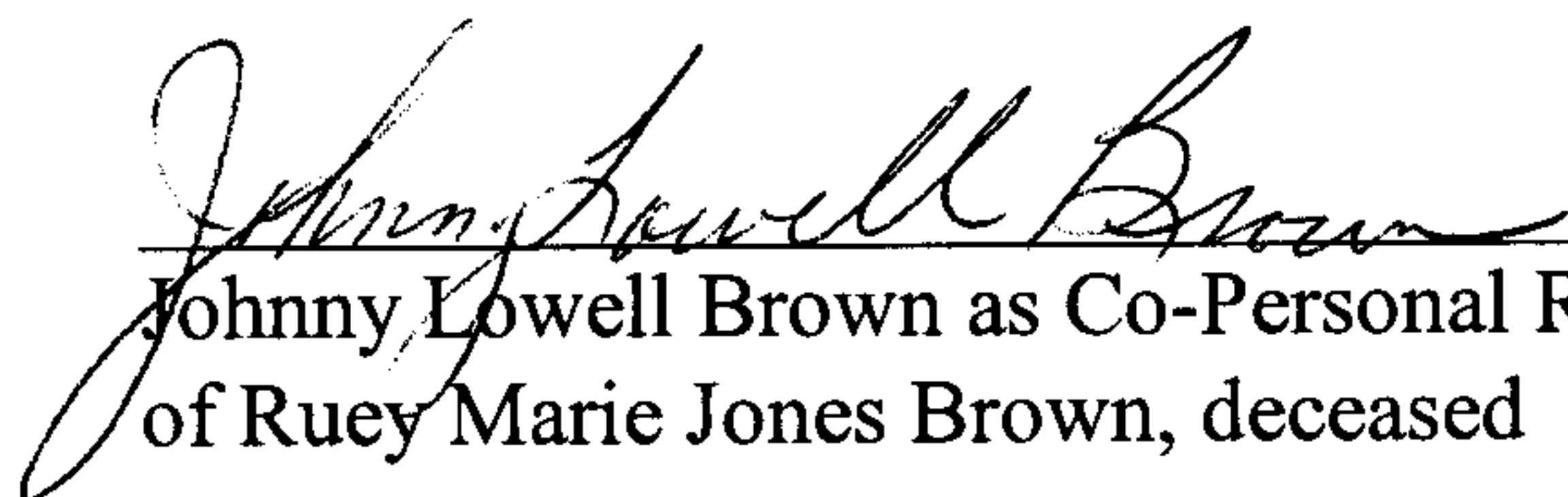
And we do for ourselves and for our heirs, Personal Representatives, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, Personal Representatives and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

It is understood and agreed that wherever in this instrument the singular number is used, it applies to the plural if and when necessary and that when the plural is used, the plural likewise applies to the singular if and when necessary.

In Witness Whereof, the undersigned, Donald Warren Brown and Johnny Lowell Brown, in their capacities as Co-Personal Representatives of the Estate of Ruey Marie Jones Brown, deceased, have hereunto subscribed their names and seals, on this the 24th day of February, 2010.



Donald Warren Brown as Co-Personal Representative of the Estate
of Ruey Marie Jones Brown, deceased



Johnny Lowell Brown as Co-Personal Representative of the Estate
of Ruey Marie Jones Brown, deceased

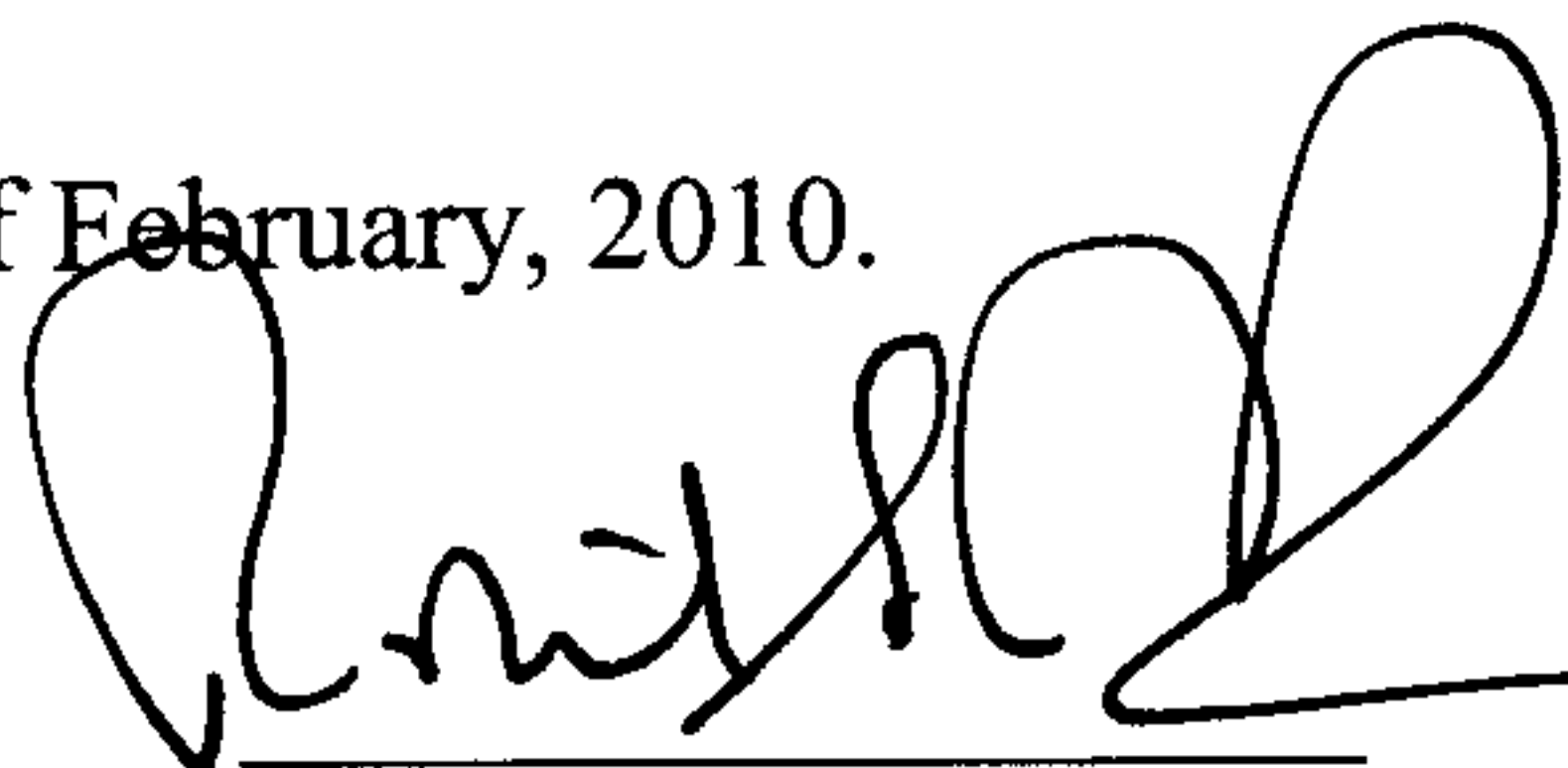
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

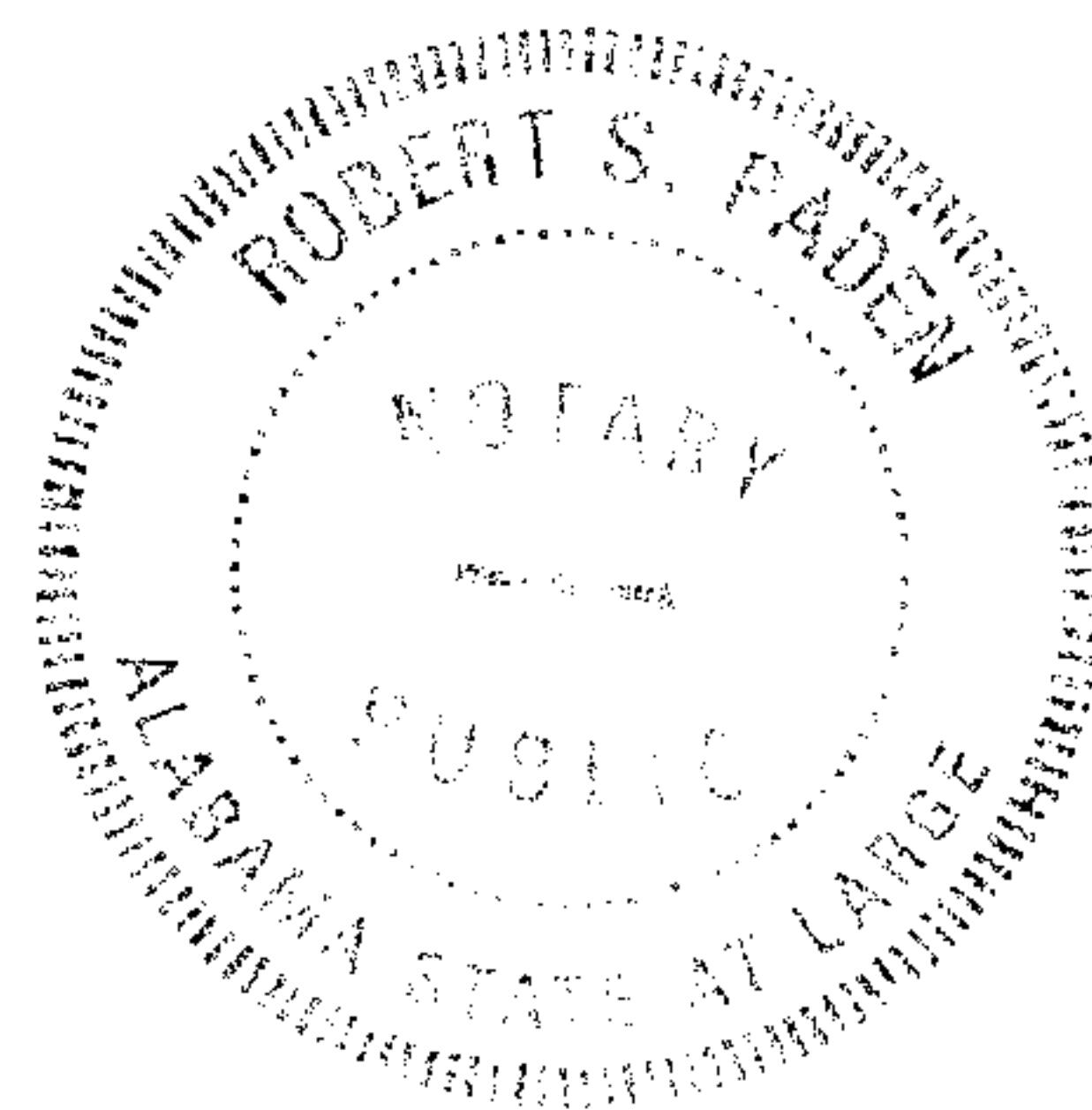
I, Robert S. Paden, a Notary Public, in and for said County, in said State, hereby certify that Donald Warren Brown and Johnny Lowell Brown, whose names as Co-Personal Representatives of the Estate of Ruey Marie Jones Brown, Deceased, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, in their respective capacity as such Co-Personal Representatives executed the same voluntarily on the day the same bears date.

Given under my hand this the 24th day of February, 2010.




Notary Public

My commission expires: 7/16/10



Laurie and John Brown
Loan: 0096714506



20100305000065480 3/3 \$19.50
Shelby Cnty Judge of Probate, AL
03/05/2010 03:16:13 PM FILED/CERT

Commence at the Southeast corner of the Southwest quarter of the Northwest quarter of Section 10, Township 22 South, Range 2 West, Shelby County, Alabama and run thence South 87 deg 16 min 45 sec West along the South line of said quarter-quarter a distance of 209.00 feet to a point; thence run North 56 deg 47 min 21 sec West as distance of 366.43 feet to a steel pin and the point of beginning of the property being described; thence run North 19 deg 33 min 13 sec West a distance of 261.16 feet to a property corner; thence run South 81 deg 55 min 25 sec West a distance of 270.68 feet to a property corner on the Northeasterly side of roadway; thence run along the Northerly side of said roadway the following 6 calls: South 58 deg 42 min 29 sec East, 113.44 feet to a corner; South 42 deg 59 min 00 sec East, 72.45 feet to a corner; South 36 deg 26 min 3 sec East, 100.57 feet to a corner; South 55 deg 47 min 14 sec East, 21.44 feet to a corner; South 79 deg 50 min 13 sec East, 30.40 feet to a corner: North 88 deg 46 min 31 sec East, 101.70 feet to a corner and the point of beginning.

Access Easement that is described as follows:

Commence at the SE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 22 South, Range 2 West, Shelby County, Alabama and run thence South 87 deg 16 min 45 sec West 209.00 feet to a point; thence run North 56 deg 47 min 21 sec West 366.43 feet to a point; thence run North 18 deg 33 min 13 sec West, 261.16 feet to a point; thence run South 81 deg 55 min 25 sec West 1.00 feet to a point; thence run North 08 deg 04 min 35 sec West 10.0 feet to the centerline point of beginning of the easement being described. Said easement being ten (10.0') on each side of the following described centerline; thence run South 81 deg 55 min 25 sec West 230.00 feet to the end of subject easement.

Situated in Shelby County, Alabama