

This Instrument was prepared by:

Send Tax Notice to:

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Mr. Donald Warren Brown
415 Hidden Lane
Calera, AL 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANCY WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That, Whereas, Ruey Marie Jones Brown, a widow, (the “Decedent”) 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 single 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 single 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 accordance with the terms of ITEM ONE of the Last Will and Testament of the Decedent; the undersigned, namely: Donald Warren Brown and Johnny Lowell Brown, in their capacities as Co-Personal Representatives of the Estate of Ruey Marie Jones Brown, deceased, do by these presents, grant, bargain, sell and convey unto Donald Warren Brown and spouse, Mollie Brown (GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

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 North 03 degrees 25 minutes 29 seconds West along the east line of said quarter-quarter section a distance of 207.80 feet to a steel corner and the point of beginning of the parcel being described; Thence continue last described course 454.31 feet to a corner; Thence South 89 degrees 59 minutes 48 seconds West as distance of 552.40 feet to a corner; Thence run South 20 degrees 10 minutes 50 seconds East a distance of 103.94 feet to a corner; Thence run South 85 degrees 48 minutes 06 seconds West a distance of 103.74 feet to a corner; Thence run South 20 degrees 06 minutes 09 seconds East a distance of 105.36 feet to a corner on the north side of a driveway or road; Thence run South 85 degrees 31 minutes 08 seconds West along said North side of driveway or road a distance of 319.16 feet to a corner on the West side of Hidden Lane; Thence run South 60 degrees 01 minutes 06 seconds East a distance of 67.23 feet to a corner on the South side of same said driveway or road; Thence run along said South side of said driveway or road the following five (5) calls

North 81 degrees 55 minutes 25 seconds East for 270.68 feet to a corner, Thence North 89 degrees 22 minutes 26 seconds East for 83.69 feet to a corner, Thence South 56 degrees 20 minutes 14 seconds East for 59.92 feet to a corner, Thence South 45 degrees 01 minutes 46 seconds East for 58.40 feet to a corner, Thence South 36 degrees 10 minutes 45 seconds East for 149.06 feet to a corner, Thence run South 13 degrees 17 minutes, 20 seconds East a distance of 263.76 feet to a corner on the South line of said quarter-quarter section; Thence run North 86 degrees 55 minutes 12 seconds East along said South line of said quarter-quarter section a distance of 70.59 feet to a corner; Thence run North 00 degrees 00 minutes 45 seconds East a distance of 208.02 feet to a corner; Thence run North 87 degrees 16 minutes 45 seconds East a distance of 209.08 feet to the point of beginning, containing more or less 5.77 acres.

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.

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

TO HAVE AND TO HOLD unto Donald Warren Brown and spouse, Mollie, 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 14th day of May, 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

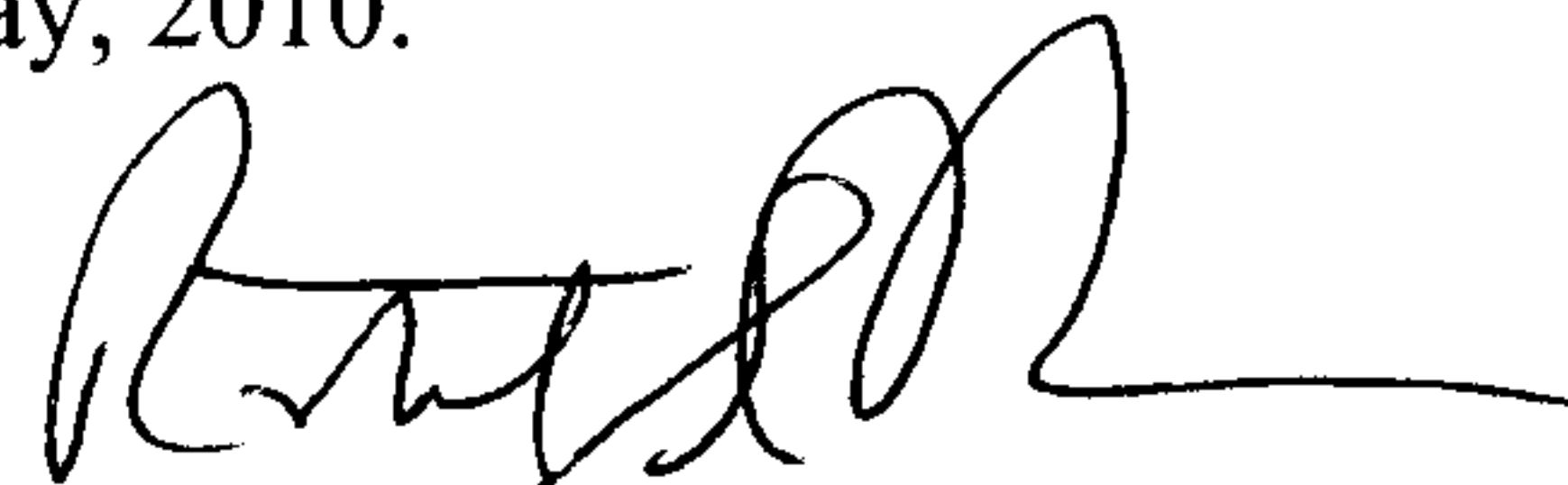
STATE OF ALABAMA)
COUNTY OF SHELBY)


20100525000165020 3/3 \$55.00
Shelby Cnty Judge of Probate, AL
05/25/2010 08:34:36 AM FILED/CERT

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 14th day of May, 2010.


Notary Public

My commission expires: 7/16/10

