

Send tax notice to:

MATTHEW GRANT ZETTLER
194 FOREST RD
STERRETT, AL, 35147

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015501

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, SUSAN D. BRANNUM, PERSONAL REPRESENTATIVE OF THE ESTATE OF BILLYE HEAD BROWN, PR-2015-000410 whose mailing address is: 15188 Hwy 55 Sterrett AL 35147 (hereinafter referred to as "Grantors") by MATTHEW GRANT ZETTLER whose mailing address is: 194 FOREST RD, STERRETT, AL, 35147 (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.
3. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN VOLUME 312, PAGE 442.
4. LESS AND EXCEPT ANY PART OF THE SUBJECT PROPERTY LYING WITHIN ANY ROAD RIGHT OF WAY.

\$135,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

BILLYE J. BROWN WAS THE SURVIVING GRANTEE OF DEED RECORDED IN INST. NO. 1993-7447. THE OTHER GRANTEE, HAVING DIED ON OR ABOUT THE 3rd DAY OF FEBRUARY, 2015.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 4th day of August, 2015.

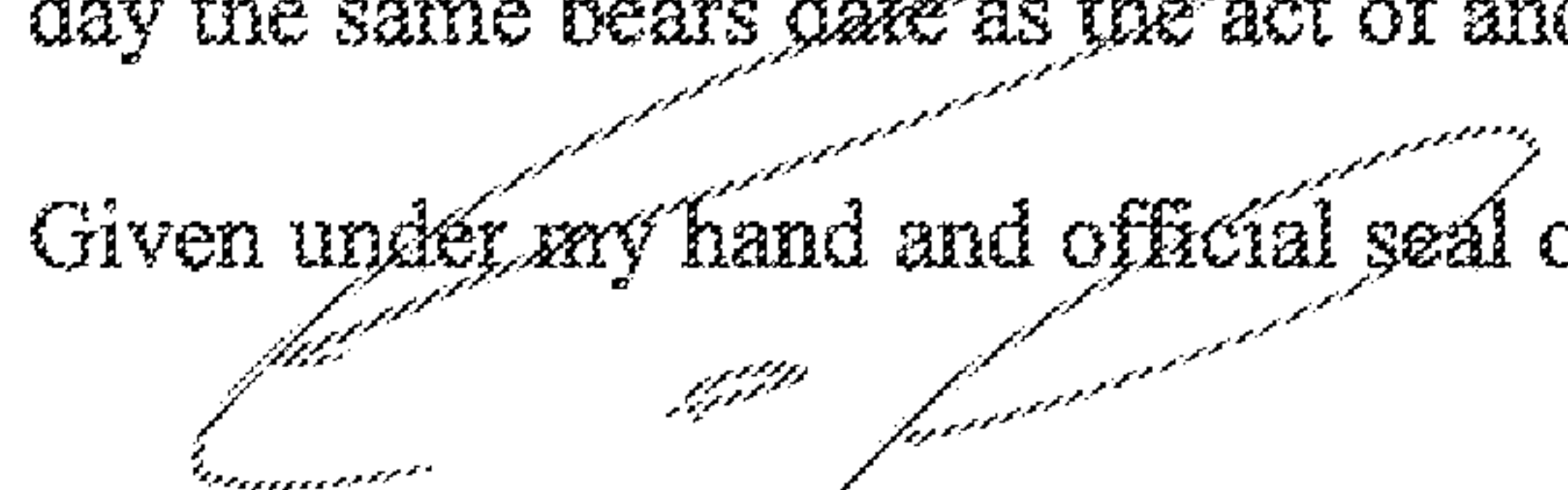
ESTATE OF BILLYE HEAD BROWN


BY: SUSAN D. BRANNUM, PERSONAL
REPRESENTATIVE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SUSAN D. BRANNUM as PERSONAL REPRESENTATIVE of the ESTATE OF BILLYE HEAD BROWN, PR-2015-000410 is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she, in her capacity as such personal representative and with full authority executed the same voluntarily on the day the same bears date as the act of and on behalf of said estate.

Given under my hand and official seal on 4th day of August, 2015


Notary Public

My Commission Expires:

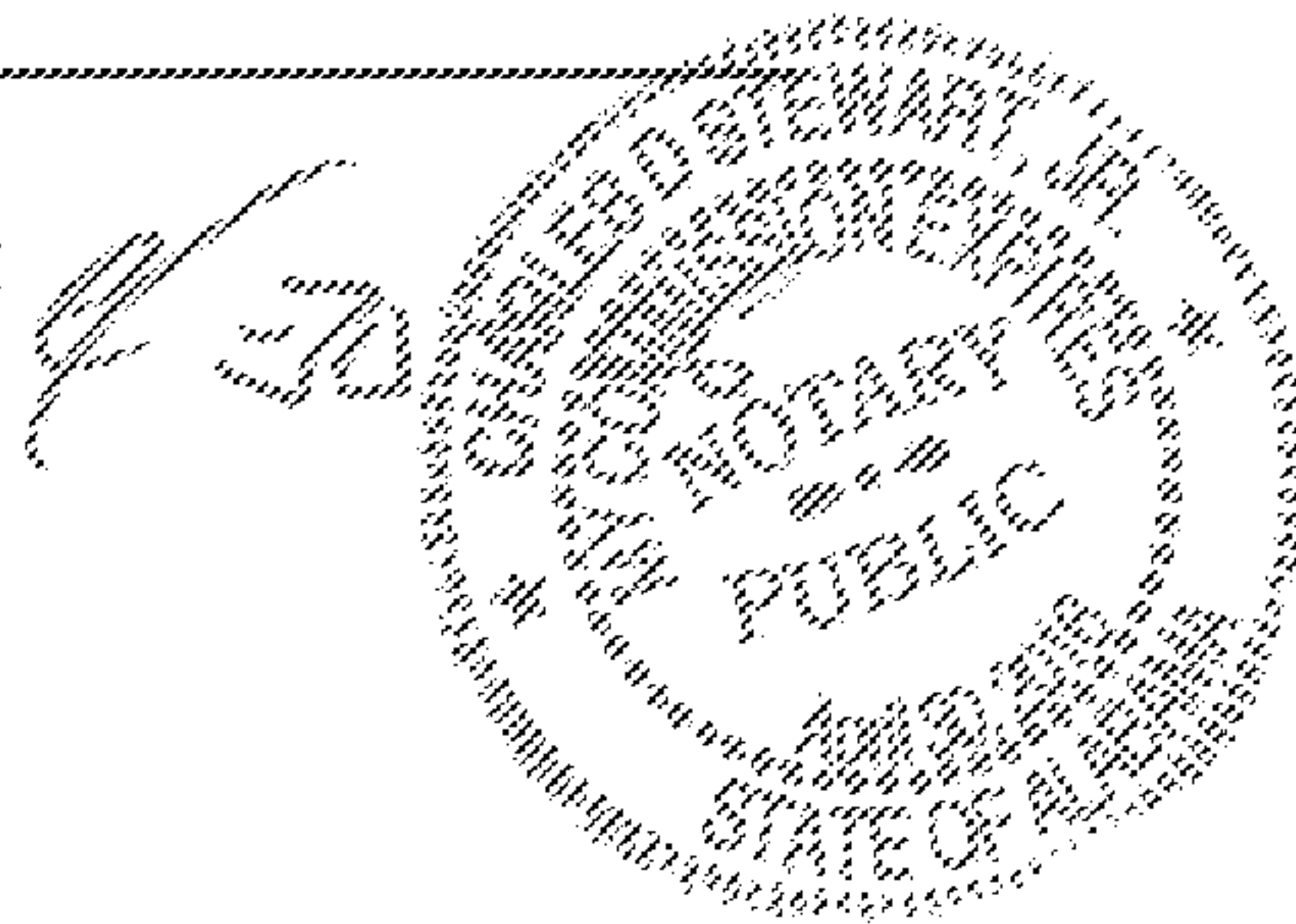


EXHIBIT A
LEGAL DESCRIPTION

20150805000269330 08/05/2015 10:50:13 AM DEEDS 3/3

Begin at a ½" rebar found at the locally accepted NE corner of the SW ¼ of the NW ¼ of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama, and run in a Southerly direction along the East line as locally accepted of said ¼ ¼ section a distance of 200.00 feet to a ½" iron pin set bearing a cap with the certificate of authorization number of Paragon Engineering, Inc.; thence turn an interior angle of 90°03'08" and run to the right in a westerly direction a distance of 545.57 feet to a point, said point being an iron pin set with a cap bearing the certificate of authorization number of Paragon Engineering, Inc.; thence turn an interior angle of 89°56'52" and run to the right in a Northerly direction a distance of 200.00 feet to a point on the locally accepted North line of said ¼ ¼ section and an iron pin previously set by paragon Engineering, Inc.; thence turn an interior angle of 90°03'08" and run to the right in an Easterly direction along the locally accepted North line of said ¼ ¼ section a distance of 545.57 feet, more or less, to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/05/2015 10:50:13 AM
\$24.50 CHERRY
20150805000269330

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name and title of the Probate Judge.