

STATE OF ALABAMA)
)
SHELBY COUNTY)

SEND TAX NOTICE TO:
1504 Alice Drive
Sylacauga, AL 35150

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of **TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00)** by contract, to the undersigned, **MARSHA HUGHES BROWNING**, owning an undivided $\frac{1}{2}$ interest whose present address is 1504 Alice Drive, Sylacauga, AL 35150, **AND CAROL HUGHES ROBERTS**, owning an undivided $\frac{1}{2}$ interest, whose present address is 1464 Fairmont Road, Sylacauga, AL 35150, **BOTH herein referred to as Grantors** herein, in hand paid by and conveying to **JEREMY D. BROWNING** an undivided $\frac{1}{2}$ interest, and to **JUSTIN D. BROWNING** an undivided $\frac{1}{2}$ interest, of the undivided $\frac{1}{2}$ interest of **MARSHA HUGHES BROWNING**; whose collective present address is 1504 Alice Drive, Sylacauga, AL 35150, **AND to CHRISTOPHER D. ROBERTS** an undivided $\frac{1}{3}$ interest, and to **JEFFREY T. ROBERTS** an undivided $\frac{1}{3}$ interest and to **ADAM C. ROBERTS** an undivided $\frac{1}{3}$ interest, of the undivided $\frac{1}{2}$ interest of **CAROL HUGHES ROBERTS**, whose collective present address is 1464 Fairmont Road, Sylacauga, AL 35150, all of whom herein are referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantors do grant, bargain, sell and convey each of their respective undivided $\frac{1}{2}$ interests unto the said designated respective Grantees the following described real estate situated in Shelby County, Alabama:

The W1/2 of the following described property:
The W1/2 of the SW1/4 of Section 3, Township
21, Range 1 East, EXCEPT 20 acres off of the
West side thereof and also, EXCEPT 10 acres
off of the East side thereof.

AND ALSO

NE 1/4 of NW 1/4, Section 16, Township 21,
Range 1 East.

The undivided ½ interest of each of the Grantors herein is being transferred to their respective heirs with each of the respective Grantee heirs owning an undivided interest.

This transfer is given herein with the understanding that if any of the Grantees named herein should want to sell their undivided interest in the subject property,

each of the other grantees named herein shall have a right of refusal to purchase said interest at fair market value. The Browning Brothers shall have first right of refusal to purchase the Browning's interest then the Roberts brothers shall have a second right of refusal and vice versa. The Roberts interest to the Roberts first and then second to the Brownings.

The undivided interest conveyed herein is so that each Grantee, at his death, can pass down to his lineal descendants their particular undivided interest. The ultimate intent is to keep the subject property in the family lineage of Clyde Hughes and Jewel Hughes.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever;

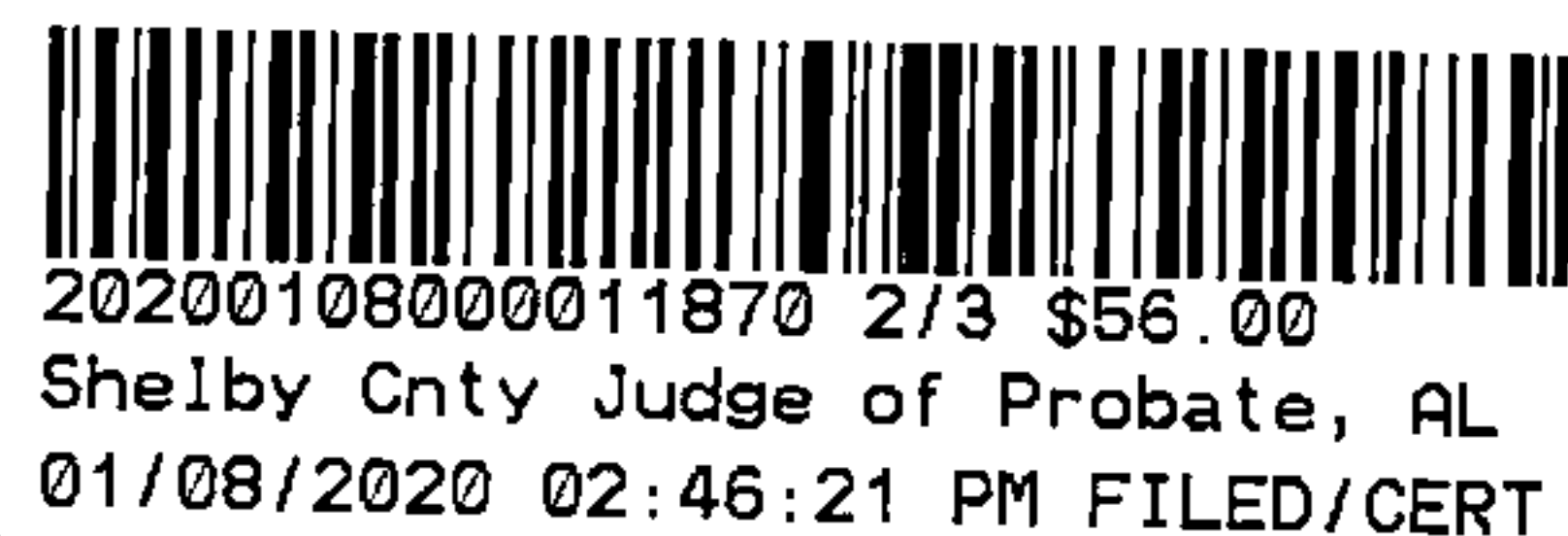
And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as herein stated; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 4th day of December, 2019.

 (SEAL)
Carol Hughes Roberts

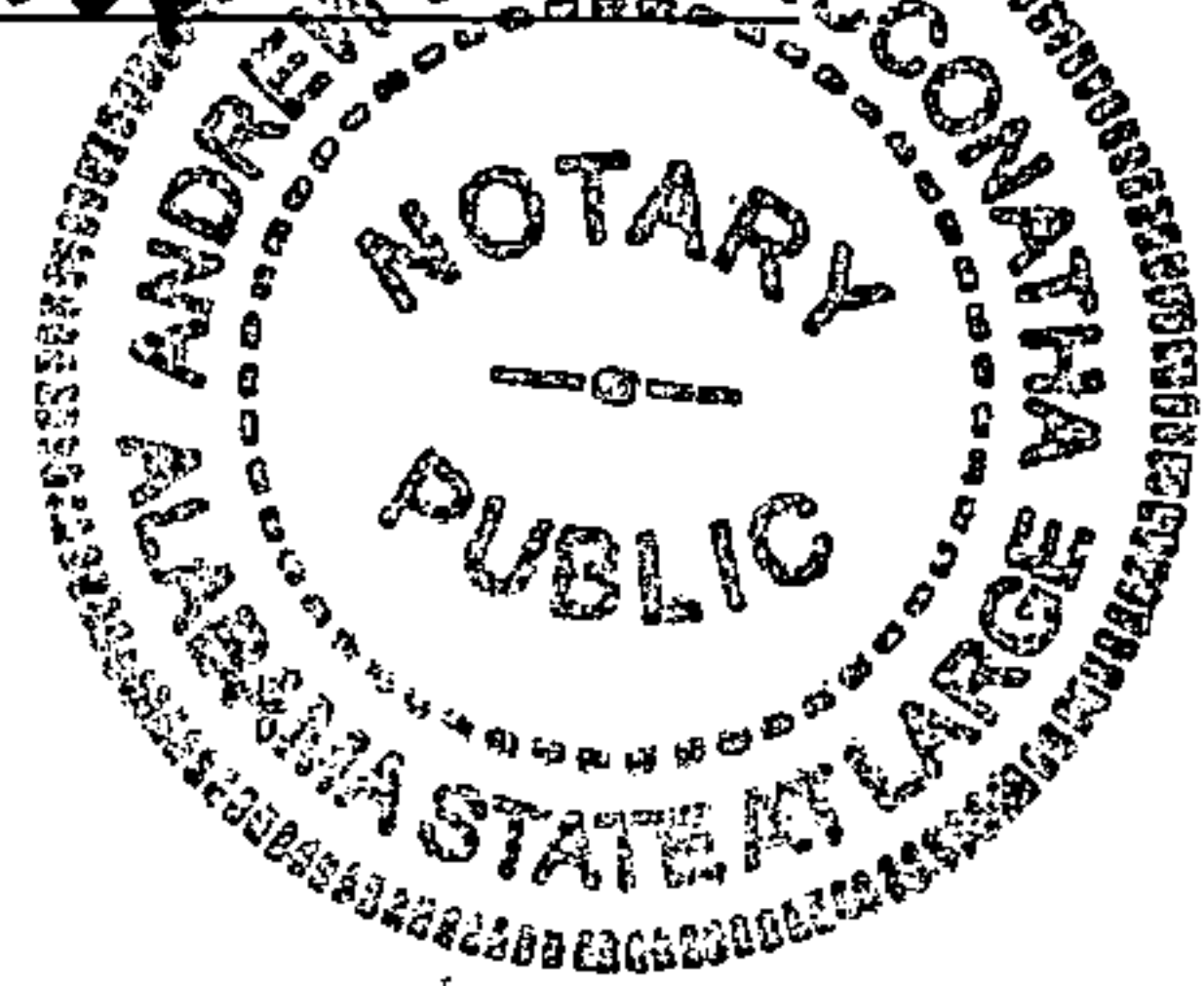
 (SEAL)
Marsha Hughes Browning

STATE OF ALABAMA)
)
TALLADEGA COUNTY)



I, the undersigned authority in and for this County and State, hereby certify that **CAROL HUGHES ROBERTS** 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of December, 2019.




Notary Public

STATE OF ALABAMA)
)
TALLADEGA COUNTY)

I, the undersigned authority in and for this County and State, hereby certify that **MARSHA HUGHES BROWNING** 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.

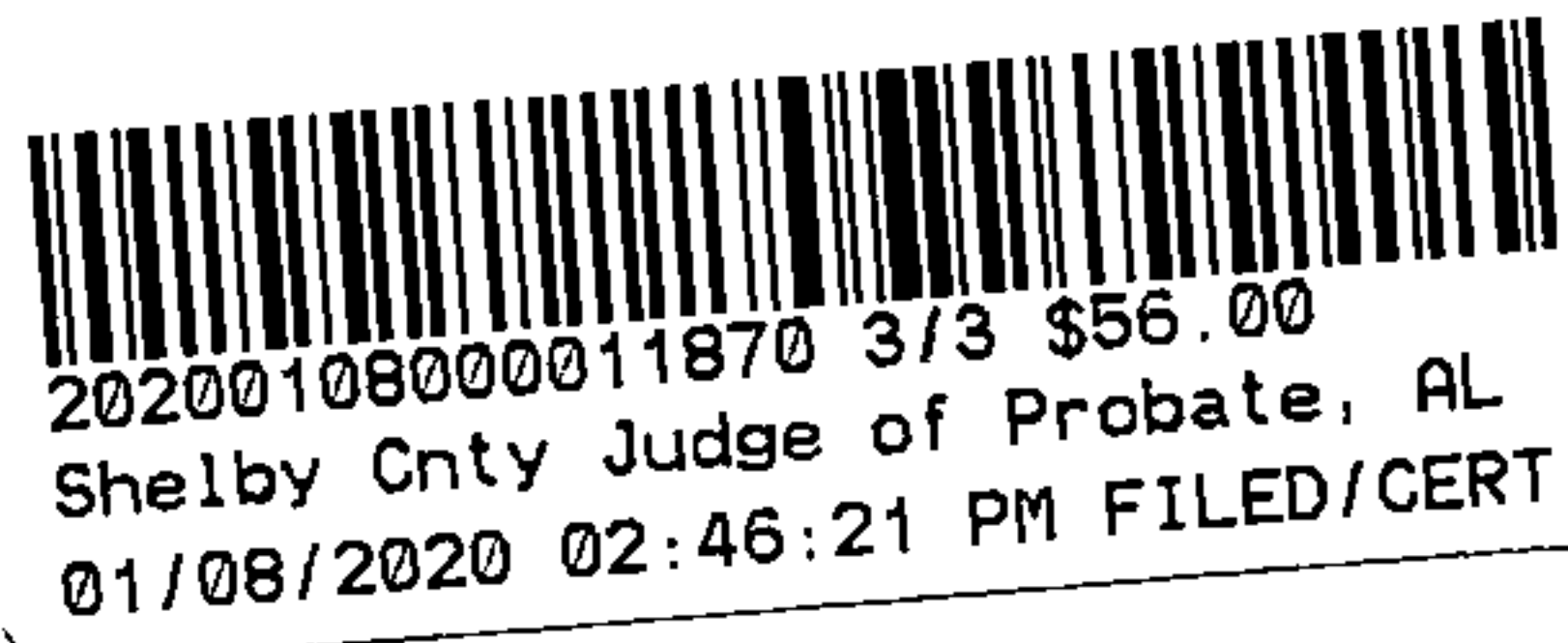
Given under my hand and official seal this 4th day of December 2019.



[Signature]

Notary Public

THIS INSTRUMENT PREPARED
FROM A DESCRIPTION
PROVIDED BY THE PARTIES
WITH NO EXAMINATION OF
TITLE BY
BELL AND MCCONATHA, ATTORNEYS, LLC
POST OFFICE BOX 101
SYLACAUGA, ALABAMA 35150



Shelby County, AL 01/08/2020
State of Alabama
Deed Tax:\$25.00