

This Instrument Prepared By:

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Suite A, 2004 Poole Drive
Huntsville, Alabama 35810

Send Tax Notice To:

Mr. Robert O. Brown
527 County Road 1549
Eva, Alabama 35621

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of: love and affection and for the assistance already paid by the Grantee Paul Edward Brown during the previous five years and for \$10.00 and other good and valuable consideration, the grantors, **ROBERT O. BROWN, and wife, ARVANELL H. BROWN**, both of which are over the age of nineteen, have this day given, granted, bargained, sold, conveyed, and confirmed and do by these presents give, grant, bargain, sell, convey, and confirm unto the grantees, **ROBERT O. BROWN and wife, ARVANELL H. BROWN**, for and during their joint lifetime and upon the death of either of them, then to the survivor of them for and during the survivor's lifetime, and upon the survivor's death to, **PAUL EDWARD BROWN**, in fee simple, his heirs and assigns, together with every contingent remainder and right of reversion, all that certain lot or parcel of land situated in the County of Cullman, State of Alabama, the following described real estate, to wit:

A plot of land in the Northwest corner of the Northeast Quarter of the Northwest Quarter, Section 36, Township 8, Range 2 West, more particularly described as follows: Beginning at the road crossing and going West along County Line Road, 88 yards; thence South 20 yards, thence East 88 yards, thence North along Bethel Road to point of beginning. Also a plot of land in the Northeast corner of the Northwest Quarter of the Northwest Quarter described as follows: Beginning at the Northeast corner of said forty and running west 52 yards along County Line Road; thence South 70 yards, thence East 52 yards; thence North 70 yards to point of beginning. All in Section 36, Township 8, Range 2 West, containing 2 acres more or less, in Cullman County, Alabama.

The North Half of the Northwest Quarter of the Northwest Quarter and the North Half of 8 acres off of the west side of the Northeast Quarter of the Northwest Quarter being half of that part lying West of the road going from the County Line School house to W. G. Holmes place through said land as it now is, all in Section 36, Township 8, Range 2 West, less and excepting therefrom a plot of land heretofore deeded to Ida Davis, being described as follows: A plot of land in the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 36, Township 8, Range 2 West, more particularly described as follows: Beginning at the road crossing and going west along County Line Road 88 yards, thence South 70 yards, thence East 88 yards, thence North along Bethel Road to point of beginning; and excepting a plot of land heretofore deeded to Paul Moore being described as follows: A plot of land in the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 36, Township 8, Range 2 west, described as follows: Beginning at the Northeast corner of said forty and running west 52 yards along County Line Road, thence South 70 yards, thence 52 yards, thence North 70 yards, to point of beginning, containing in all twenty-two (22) acres, more or less, situated and lying and being in the County of Cullman and State of Alabama.

Containing in the aggregate 24 acres, more or less.

420

057

1.00
6.00
35.00
42.00

93 JAN 25 PM 2 01

INSTRUMENT WAS FILED

STATE ALABAMA
I CERTIFY THIS

13/09

058

SOURCE OF TITLE: BOOK 276; PAGE 305
NO TITLE OPINION GIVEN--
NONE REQUESTED

TO HAVE AND TO HOLD the above described and foregoing premises unto the said grantees: **ROBERT O. BROWN** and wife, **ARVANELL H. BROWN**, for and during their joint lifetimes and upon the death of either of them, then to the survivor of them for and during the survivor's lifetime, and upon the death of the survivor to Paul Edward Brown in fee simple, his heirs, and assigns forever. And we, the grantors hereby covenant with the said grantees, their heirs and assigns, that we are seized in fee of the aforementioned premises; that said premises are free from encumbrance; that we have a good and lawful right to sell and convey the same; and we hereby warrant and agree to forever defend the title thereto against the lawful claims and demands of any persons whosoever, except as to easements of record.

IN WITNESS WHEREOF: We have hereto set our hands and seals on this the 23rd day of January, 1993, A.D.

Robert O. Brown (SEAL)
ROBERT O. BROWN

Arvanell H. Brown (SEAL)
ARVANELL H. BROWN

State of Alabama)
County of Morgan

I, the undersigned, a Notary Public, State at Large in said State hereby certify that **ROBERT O. BROWN** and **ARVANELL H. BROWN**, the grantors whose names are signed to the above and foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the foregoing conveyance, they have executed the same voluntarily and of their own free will, on the day the same bears date.

Given under my hand on this the 23rd day of January, 1993.

Kenneth A. Hampton
Notary Public

My Commission Expires: 1-20-97.