

This instrument was prepared by:

(Name) Mitchell A. Spears(Address) P.O. Box 119Montevallo AL 35115

Send Tax Notice to:

(Name) Catherine Legg(Address) 831 Vine StreetMontevallo, Alabama 35115**CORPORATION FORM WARRANTY DEED****STATE OF ALABAMA****SHELBY****COUNTY****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of **TWELVE THOUSAND FIVE HUNDRED and 00/100-----(\$12,500.00)----- DOLLARS**to the undersigned grantor, **Merchants & Planters Bank**

a corporation

(herein referred to as **GRANTOR**) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presentes, grant, bargain, sell and convey unto **JPK****Catherine B. Legg**(herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 16, according to the survey of Shoal Creek Highlands, First Sector, as recorded in Map Book 13 page 39 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

Public utility easements as shown by recorded plat, including 20 feet on the rear of lot.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 339 page 410 in Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Real 210 page 425 and covenants pertaining thereto recorded in Real 210 page 424 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 321 page 993 in Probate Office.

PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF MERCHANTS & PLANTERS BANK EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HERewith, IN THE SUM OF \$10,000.00.

TO HAVE AND TO HOLD. To the said **GRANTEE**, his, her or their heirs and assigns forever.

And said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEE**, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said **GRANTEE**, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR** by its **J. P. Kelly** President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 26th day of February, 19 93**ATTEST:****Merchants & Planters Bank**By J. P. KellyBy: **J. P. Kelly,** Its President

Secretary

STATE OF ALABAMA**SHELBY****County**

I, the undersigned authority

a Notary Public in and for said County, in said State,

hereby certify that **J. P. Kelly, President**

whose name as **President of** **Merchants & Planters Bank**, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same for and as the act of said corporation.

Given under my hand and official seal, this the

Inst # 1993-05768

03/02/1993-08768
08:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 KJS

3/93, 1993
L. Michele K. Stamps
 Notary Public