

This instrument was prepared by:
(Name) Mitchell A. Spears, Attorney
(Address) P.O. Box 119
Montevallo AL 35115

Send Tax Notice to:
(Name) Dawn B. Lucas
(Address) 125 Meadow Rd.
Montevallo AL 35115

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY THOUSAND and 00/100-----(\$20,000.00)----- 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 presents, grant, bargain, sell and convey unto

Dawn B. Lucas, a single woman

(herein) referred to as GRANTEE, whether one or more, the following described real estate, situated in Shelby County, Alabama, to wit:

Lots 14 and 15, according to a Resurvey of Lots 8 through 20 of the Amended Map of Shoal Creek Highlands, Second Sector, as recorded in Map Book 21, Page 53 in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not insured.

Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

Easement to Water Works Board of Montevallo as recorded in Deed Book 274, Page 666 in Probate Office of Shelby County, Alabama.

Permits to Alabama Power Company recorded in Real Book 210, Page 424 and Real Book 210, Page 425 in Probate Office.

Restrictions as recorded in Real Book 339, Page 410; Instrument No. 1996-19372 and as shown on recorded map.

20-foot sewer easement across said lots as shown on recorded map.

Flood Prone Area as shown on recorded map of said subdivision.

08/28/1996-28310
01:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 28.50

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
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 21st day of August, 19 96

Merchants & Planters Bank

ATTEST:

Secretary

By

J. P. Kelly,

Its President

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

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 voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 21st day of August, 19 96

Judy L. Santa Cruz
Notary Public, Alabama State At Large
My Commission Expires October 4, 1997