

**Cahaba Title, Inc.**Eastern Office  
(205) 833-1571  
FAX 833-1577Riverchase Office  
(205) 988-5800  
FAX 988-5805

This instrument was prepared by:

(Name) Mitchell A. Spears  
(Address) Attorney at Law  
P.O. Box 119, Montevallo AL 35115

Send Tax Notice to:

(Name) Charles E. Devinner  
(Address) 3405 Robert St.  
Apt. A  
Tulkegee, AL 36083**CORPORATION FORM WARRANTY DEED****STATE OF ALABAMA**SHELBY**COUNTY****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of FIFTEEN THOUSAND and 00/100-----(\$15,000.00)----- **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 presentes, grant, bargain, sell and convey unto

**CHARLES E. DEVINNER**(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 1, 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:**

Property Taxes for 1996 and subsequent years.

Easement(s) as shown by recorded plat, including a 20 foot easement along the Southerly side and a 25 foot along the Westerly and Easterly sides 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; Deed 322 page 6 and Misc. Book 36 page 61 in Probate Office.

02/06/1997-03937  
03:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 23.50

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 29<sup>th</sup> day of JANUARY, 19 97

ATTEST:

**Merchants & Planters Bank**

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. Kellywhose 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 corporationGiven under my hand and official seal, this the 29<sup>th</sup> day of January, 19 97L Michele K. Davis  
Notary Public 5/17/99

Inst 03937-03937