

(Name) Wallace, Ellis & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

1609

Form 1-1-5 Rev. 1-66

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED DOLLARS (\$100.00) and other good and valuable consideration DOLLARS,

to the undersigned grantor, SHELBY SHORES, INC., a corporation, in hand paid by

The First National Bank of Birmingham, Alabama, a Banking Corporation, and Dorothy Louise Schroeder, as joint Executors of the Estate of Roy L. Downs, Deceased the receipt of which is hereby acknowledged, the said

Shelby Shores, Inc., a Corporation does by these presents, grant, bargain, sell and convey unto the said The First National Bank of Birmingham, Alabama, a Banking Corporation, and Dorothy Louise Schroeder, as joint Executors of the Estate of Roy L. Downs, Deceased, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot No. 20 according to Map of the 1974 Addition of Shelby Shores, Phase II, as recorded in Map Book 6, page 33, in the Probate Office of Shelby County, Alabama.

SUBJECT TO Restrictions as shown of record in the Probate Office of Shelby County, Alabama in Miscellaneous Book 9, page 579.

SUBJECT TO transmission line permits for Alabama Power Company and Southern Bell Telephone & Telegraph Company; and subject to rights acquired by Alabama Power Company by deed recorded in said Probate Office in Deed Book 253, pages 116 and 120.

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Shelby Cnty Judge of Probate, AL  
12/23/1974 12:00:00AM FILED/CERT

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PAGE AS SHOWN ABOVE  
DEC 23 AM 8:33  
JUDGE OF PROBATE

BOOK 290 PAGE 147

TO HAVE AND TO HOLD, To the said The First National Bank of Birmingham, Alabama, a Banking Corporation, and Dorothy Louise Schroeder, as joint Executors of the Estate of Roy L. Downs, deceased, their successors heirs and assigns forever.

And said Shelby Shores, Inc., a Corporation does for itself, its successors and assigns, covenant with said The First National Bank of Birmingham, Alabama, a Banking Corporation, and Dorothy Louise Schroeder, as joint Executors of the Estate of Roy L. Downs, deceased, their successors, 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 The First National Bank of Birmingham, Alabama, a Banking Corporation, and Dorothy Louise Schroeder, as joint Executors of the Estate of Roy L. Downs, deceased, their successors, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Shelby Shores, Inc., a Corporation by its President, Frank Ellis, Jr., who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 2nd day of December, 1974.

ATTEST:

Nancy K. Jarner  
Secretary

SHELBY SHORES, INC., a Corporation  
By Frank Ellis, Jr.  
President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Frank Ellis, Jr. whose name as President of Shelby Shores, Inc. 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 2nd day of December, 1974.

Nancy K. Jarner  
Notary Public