

This instrument was prepared by Harrison, Conwill, Harrison & Justice
Attorneys at Law
P.O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of One Dollar and no/100 to the undersigned grantors, (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, TRUMAN BANKS and wife, MAYBELLINE BANKS; FRANK BANKS, unmarried; CHARLIE BANKS and wife, WILMA ANN BANKS; LEON BANKS, unmarried; MARY L. BANKS, unmarried; SHIRLEY NELMS and husband, JOHN NELMS, being all the heirs at law and next of kin of SAM BANKS, JR., deceased, (herein referred to as grantor whether one or more) grant, bargain, sell and convey unto MARY BANKS, a widow, (widow of Sam Banks, Jr.) (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Southwest corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 36, Township 19 South, Range 2 East, run North along the West boundary line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ 351.6 feet; thence turn 80 degrees 25 minutes right and run 1057.1 feet to the point of beginning of herein described parcel of land; thence turn 98 degrees 23 minutes right and run 593.3 feet; thence turn 95 degrees 10 minutes left and run 246.8 feet; thence turn 83 degrees 17 minutes left and run 253.7 feet; thence turn 93 degrees 12 minutes left and run 89.9 feet; thence turn 85 degrees 02 minutes right and run 340.7 feet; thence turn 91 degrees 46 minutes left and run 123.3 feet to the point of beginning of herein described parcel of land being a part of and contained in the Southwest corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 36, Township 19 South, Range 2 East and part in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 1, Township 20 South, Range 2 East, containing in combination a total of 2.56 acres.

LESS AND EXCEPT the following described tract of land conveyed to Nellie Ree McCrimmon more particularly described as follows: Commence at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 89 degrees 56 minutes East along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 1053.3 feet; thence proceed North 0 degrees 02 minutes West for a distance of 148.33 feet to the point of beginning. From this beginning point proceed North 0 degrees 02 minutes West for a distance of 310 feet; thence proceed North 87 degrees 55 minutes East for a distance of 125 feet; thence proceed South 0 degrees 40 minutes East for a distance of 205 feet; thence proceed South 85 degrees 42 minutes East for a distance of 89.9 feet; thence proceed South 06 degrees 49 minutes East for a distance of 120 feet; thence proceed North 86 degrees 04 minutes West for a distance of 231.5 feet to the point of beginning. The above described land is located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 1.18 acres.
Situated in Shelby County, Alabama.

City Bank of Childersburg

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TO HAVE AND TO HOLD to the said Mary Banks, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid. that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Mary Banks, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28th day of June, 1981.

Truman Banks (SEAL)
Truman Banks

Leon Banks (SEAL)
Leon Banks

Maybelline Banks (SEAL)
Maybelline Banks

Mary L. Banks (SEAL)
Mary L. Banks

Frank Banks (SEAL)
Franks Banks

Shirley Nelms (SEAL)
Shirley Nelms

Charlie B. Banks (SEAL)
Charlie Banks

John Nelms (SEAL)
John Nelms

Wilma Ann Banks (SEAL)
Wilma Ann Banks

STATE OF ALABAMA)
COUNTY OF Talladega

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Truman Banks and wife, Maybelline Banks, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of June, 1981.

Mary E. Hawk
Notary Public

My Commission expires: _____

STATE OF Ohio)
COUNTY OF Franklin)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary L. Banks, unmarried whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of June, 19 83.

CARL R. FLESER
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES NOVEMBER 17, 1987

Carl R. Fleser
Notary Public

My Commission Expires: Nov. 17, 1987

STATE OF Ohio)
COUNTY OF Franklin)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Shirley Nelms and John Nelms whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of June, 19 83.

Ken Dove
Notary Public

My Commission expires: NOTARY PUBLIC - STATE OF OHIO
FRANKLIN COUNTY
MY COMMISSION EXPIRES JUNE 1, 1986

STATE OF _____)
COUNTY OF _____)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that _____ whose name(s) _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 19 _____.

Notary Public

My Commission expires: _____

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STATE OF Alabama)

COUNTY OF Talladega)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Frank Banks, unmarried

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of

July, 19 83

Mary E. Hawk
Notary Public

My Commission Expires: August 27, 1986

STATE OF Alabama)

COUNTY OF Talladega)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Charlie Banks and wife, Wilma Ann Banks

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of

July, 19 83

Mary E. Hawk
Notary Public

My Commission expires: August 27, 1986

STATE OF Alabama)

COUNTY OF Talladega)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Leon Banks, unmarried

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of

February, 19 84

Barbara J. Ellison
Notary Public

My Commission expires: 12-23-87

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
FEB 20 AM 11:15

Thomas J. Anderson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>1.00</u>
Mineral Tax		
Recording Fee		<u>10.00</u>
Index Fee		<u>7.00</u>
TOTAL	\$	<u>18.00</u>