

\$500.00

This Instrument Was Prepared By:  
BECKY BRADLEY  
2144 Lester Lane  
Birmingham, AL 35226

MAIL TAX NOTICE TO:  
Paul R. Wilbanks  
2362 Farley Road  
Birmingham, Alabama 35226

276

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 DOLLARS (\$10.00) & other valuable consideration to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

✓ JOHN W. WILBANKS, a married man,

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

PAUL R. WILBANKS and wife TERI E. WILBANKS

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

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Commence at the NW Corner of Section 13, Township 20 South, Range 4 West and run South along the West line of said Section for a distance of 440.0 feet to the Point of Beginning; thence turn an angle of 44 degrees, 45 minutes to the left and run in a Southeasterly direction for a distance of 248.6 feet to a Point; thence turn 90 degrees, 00 minutes to the right and run Southwesterly for a distance of 130.0 feet to a point; thence turn 90 degrees, 00 minutes to the left and run for a distance of 200.0 feet to the Northwesterly line of South Shades Crest Road to a Point; thence run Southwesterly along said Road for a distance of 20.0 feet to a Point; thence run Northwesterly and parallel to the Northeasterly line of subject Lot "B" for a distance of 302.95 feet to a Point with Intersection of West line of Section 13; thence turn an angle of 44 degrees, 45 minutes to the right and run North along said West line for a distance of 212.94 feet to the Point of Beginning.

SUBJECT TO:

Building setback line of 35 feet reserved from Shades Crest Road as shown by plat.

Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 320 page 93 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 109 page 507 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 107 page 412; Deed Book 325 page 546 and lease in Deed Book 331 page 612 in Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the Grantor herein. The Grantor owns other real property which does constitute his homestead.

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

J. W. WILBANKS  
2362 FARLEY ROAD  
BIRMINGHAM, ALA. 35226

And I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEE, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seals this 1st day of July, 1986.

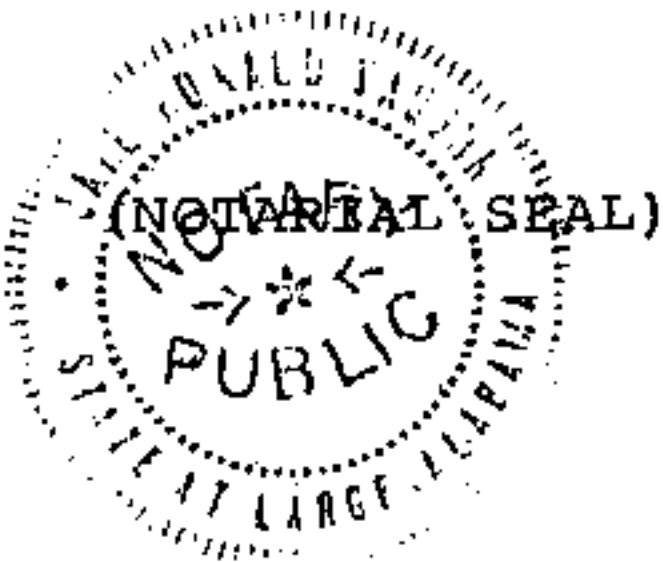
John W. Wilbanks (SEAL)  
John W. Wilbanks

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John W. Wilbanks, a married man, whose name 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, 1986.



John R. Vargler  
Notary Public

My Commission Expires: July 23, 1988.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 JUL -3 AM 10:19

Thomas P. Stevenson, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	6.50