This instrument was prepared by 804

**HARRISON, CONWILL, HARRISON & JUSTICE**
P. O. Box 557
Columbiana, Alabama 35051

# WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty thousand and no/100----------Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

John Paul Sumners and wife, Ruby Estelle Sumners

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

AmSouth Bank N.A.

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

A parcel of land being and lying in the NE¼ of the SE¼, Section 1, Township 20 South, Range 2 East, Shelby County, Alabama, being described as follows: Begin at the Southwest corner of the NE¼ of the SE¼ of Section 1, Township 20 South, Range 2 East, thence in a Northerly direction along the West boundary of said forty 728 feet for a point of beginning of the land hereby conveyed; thence in a Northerly direction along said West boundary of said forty 288 feet; thence East 82 feet, more or less, to the West boundary of a farm to market road; thence in a southerly direction along the West boundary of said road 288 feet, more or less, to the Northeast corner of Lot belonging to James Clyde Sumners and his wife, Virginia Ann Sumners; thence West 82 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING:

Begin at the Southwest corner of the NE¼ of the SE¼, Section 1, Township 20 South, Range 2 East, thence run in a Northerly direction along the West line of said ¼-¼ Section a distance of 728 feet to the point of beginning of the property herein conveyed; thence continue North along the West line of said ¼-¼ Section 25 feet to a point; thence run East parallel to the South line of said ¼-¼ Section 82 feet, more or less, to the West line of Shelby County Highway no. 85; thence run in a Southerly direction along the West line of said Highway No. 85 a distance of 25 feet to a point; thence turn West parallel to the South line of said ¼-¼ 82 feet, more or less, to the point of begining; being situated in Shelby County, Alabama.

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GRANTEE'S ADDRESS:

1. Deed Tax $ 40.00
2. Mtg. Tax ------
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 44.50

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, convenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) 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 (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of June, 19 89.

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED.
89 JUN 12 PM 4:31
JUDGE OF PROBATE

John Paul Sumners (SEAL)
John Paul Sumners

Ruby Estelle Sumners (SEAL)
Ruby Estelle Sumners

(SEAL)

(SEAL)

STATE OF Alabama
Shelby COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that John Paul Sumners and wife, Ruby Estelle Sumners

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 8th day of June A.D. 19 89.

J. D. Bate
Notary Public