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This instrument was prepared by

This Form Furnished by

(Name) CONWILL & JUSTICE, P.C.

(Address) Columbiana, AL 35051



*Jefferson Land Title Services Co., Inc.*

316 21ST NORTH • P. O. BOX 10461 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

*Mississippi Valley Title Insurance Company*

Corporation Form Warranty Deed

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Eighty-five Thousand and no/100----- DOLLARS,

to the undersigned grantor, First Bank of Childersburg, 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 presents, grant, bargain, sell and convey unto

Ralph A. Brown

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

PARCEL 1:

SW $\frac{1}{4}$  of NE $\frac{1}{4}$  and NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 15, Township 21, Range 1 East, being situated in Shelby County, Alabama.

PARCEL 2:

South  $\frac{1}{2}$  of the SE $\frac{1}{4}$ , Section 15, Township 21, Range 1 East, Shelby County, Alabama, LESS AND EXCEPT THE FOLLOWING:

Starting at the southeast corner of Section 15, Township 21 South, Range 1 East, and going North on the East boundary line of Section 15, for 260 feet to a point of beginning; thence left 88 deg. 17 min. for 435.6 feet; thence right 88 deg. 17 min. for 500 feet; thence right 91 deg. 43 min. for 435.6 feet to a point on East section line; thence South 88 deg. 17 min. for 500 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT any part of subject property lying within a public road right of way.

GRANTEE'S ADDRESS:

400 County Road 30  
Wilsonville, AL

\*\$250,000.00 of the purchase price recited above was paid by mortgage executed simultaneously herewith.

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 authorized to execute this conveyance, hereto set its signature and seal,

Vice-President, who is

this the 3rd day of April, 1990.

ATTEST:

I CERTIFY THIS  
INSTRUMENT WAS FILED

FIRST BANK OF CHILDERSBURG,

90 APR -6 PM 1:32

STATE OF

ALABAMA

PROBATE

Secretary

Deed tax

35.00  
2.50  
3.00  
1.00  
41.50

By

Vice President

President

COUNTY OF Talladega

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Ronald E. Webster, Vice President

whose name as President of First Bank of Childersburg, 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

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day of

April

, 1990.

*Sara Ann Price*

Notary Public