

This instrument was prepared by

(Name) Colonial Bank

(Address) 1928 1st Av. N. B'Ham, Al 35203

Send Tax Notice To:

name

address

WARRANTY DEED-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100----- (\$500.00)

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

Brian S. Maynard

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

Brian S. Maynard and wife Janet B. Maynard

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

Commence at the SE corner of the SW 1/4 of the SE 1/4, Section 4, Township 21, South, Range 2 West, and run north along east line of said 1/4-1/4 section 531.67 feet to the point of beginning. Thence continue along last course 180:23 feet; thence S 70 degrees 36 minutes 30 seconds West and run 1173.41 feet; thence left and along the arc of a curve to the left run 67.17 feet (said curve has a radius of 2221.13 feet and a central angle of 17 degrees 24 minutes 18 seconds); thence S 70 degrees 46 minutes 59 seconds East and run 193.51 feet; thence N 70 degrees 35 minutes 29 seconds East and run 916.99 feet to the point of beginning.

Minerals and mining rights excepted.

Inst # 1994-04203

02/08/1994-04203
10:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HJS 9.00

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 covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seal, this 2nd day of February, 1994

(Seal)

(Seal)

(Seal)

Brian S. Maynard (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Mary L. Hudson, a Notary Public in and for said County, in said State, hereby certify that Brian S. Maynard whose name above 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, A. D., 1994

Notary Public

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