

This instrument was prepared by:

(Name) William R. Justice
(Address) P.O. Box 977
Columbiana, AL 35051

Send Tax Notice to:

(Name) First National Bank of Columbiana
(Address) P.O. Box 977
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$1.00 and conveyance of easement

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

Jerry Lucas, married, and John P. Kelly, married
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
First National Bank of Columbiana

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

The easement described on the attached Exhibit A

This is not the homestead of Grantors or their spouses.

It is the intention of this conveyance to transfer all rights and title to easements described in deeds recorded in Real Book 288, Page 204, and Instrument No. 1992-24564, recorded in the Probate Court of Shelby County, Alabama

Inst # 1994-09876

03/25/1994-09876
02:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 11.50

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, covenant 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 25th
day of March, 19 94

(Seal)

(Seal)

(Seal)

Jerry Lucas (Seal)
John P. Kelly (Seal)
John P. Kelly (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 Jerry Lucas, married, and John P. Kelly, married
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 25th day of March, 19 94

Notary Public, Alabama State At Large
My Commission Expires Jan. 26, 1998

My Commission Expires:

Peggy S. McQuinn
Notary Public

Exhibit A

A non-exclusive easement for ingress and egress/^{and utilities}over and across the following described property, to-wit:

A sixty-foot easement over the existing dirt road lying in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 28, Township 19 South, Range 1 East, lying South of Shelby County Highway #55, said sixty-foot easement lying thirty feet on either side of the centerline of the existing dirt road, which runs in a generally Southern direction from Highway #55 to the South line of said 1/4-1/4.

Also, a non-exclusive easement for ingress and egress/^{and utilities}over and across the South 60 feet of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 28, Township 19 South, Range 1 East, Shelby County, lying East of the centerline of the above described dirt road.

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