

STATE OF ALABAMA
COUNTY OF SHELBY

\$6000.00 recorded at same time of mortgage

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: that in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, FIRST BANK OF CHILDERSBURG, a banking corporation, (herein referred to as Grantor), grant, bargain, sell and convey unto JIMMY WAYNE BAILEY, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of Section 27, Township 18 South, Range 2 East, thence run South along the East boundary line of said Section for 2861.73 feet, more or less; thence turn an angle of 108 degrees 29 minutes right and run 1007.04 feet, more or less, to the West right-of-way line of Shelby County Highway No. 57; thence turn an angle of 98 degrees 27 minutes 01 seconds left and run along said road right-of-way for 105.0 feet; thence turn an angle of 03 degrees 02 minutes 48 seconds left and run along said road right-of-way line for 105.0 feet to the point of beginning; thence turn an angle of 01 degree 42 minutes 22 seconds left and run along said road right-of-way line for 210.0 feet; thence turn an angle of 95 degrees 15 minutes 57 seconds right and run 210.0 feet; thence turn an angle of 86 degrees 25 minutes 01 seconds right and run 210.0 feet; thence turn an angle of 93 degrees 43 minutes 01 seconds right and run 203.85 feet to the point of beginning; being situated in Shelby County, Alabama.

Description furnished by Grantee.

No title opinion requested or given.

Said conveyance is subject to ad valorem taxes for the current year and that Grantee is to pay ad valorem taxes for the current year.

TO HAVE AND TO HOLD to the said Grantee his heirs and assigns forever.

Inst # 1995-03718

02/10/1995-03718
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

First Bank Childersburg

Inst # 1995-03718

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

IN WITNESS WHEREOF, the Grantor has set its hand and seal on the day and year first above written.

FIRST BANK OF CHILDERSBURG

By: Faye M. McGuire (L.S.)
Faye McGuire, Branch Manager

STATE OF ALABAMA

COUNTY OF TALLADEGA

I, the undersigned authority a Notary Public in and for said County in said State hereby certify that Faye McGuire whose name as Branch Manager of First Bank of Childersburg, a banking 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 said conveyance, she, 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 7th day of November, 1994.

Shari R. Shreen
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES SEPT. 28, 1998

Prepared By: Mark A. Rasco
GAINES, GAINES & RASCO, P.C.
127 North Street
Talladega, AL 35160

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