

This instrument was prepared by:

(Name) Mitchell A. Spears(Address) P.O. Box 119Montevallo AL 35115

Send Tax Notice to:

(Name) Little River Service Co., Inc.(Address) P.O. Box 553Montevallo AL 35115**CORPORATION FORM WARRANTY DEED****STATE OF ALABAMA**SHELBY**COUNTY****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of **SEVEN THOUSAND FIVE HUNDRED and 00/100-----(\$7,500.00)----- DOLLARS**to the undersigned grantor, **Merchants & Planters Bank**

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

**Little River Service Co., Inc.**(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 22, according to the amended map of Shoal Creek Highlands, Second Sector, as recorded in Map Book 16 page 41 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: Taxes for 1995 and subsequent years.

Public easements as shown by recorded plat, including 7.5 feet on the Southeasterly and 25 feet on the Southwesterly sides of lot.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 339 page 410 in Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Real 210 page 425 and covenants pertaining thereto recorded in Real 210 page 424 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 321 pages 993 and 996; Deed 322 page 6 and Misc. Book 36 page 61 in Probate Office.

CONSTRUCTION MORTGAGE LOAN EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HERewith, IN FAVOR OF MERCHANTS & PLANTERS BANK, IN THE SUM OF \$65,000.00.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, devisees, assigns, or its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs, devisees, executor or assigns, or its successors 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 against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its **J. P. Kelly** President, who is authorized to execute this conveyance, hereto set its signature and seal,this the 3rd day of May, 19 95

ATTEST:

**Merchants & Planters Bank**Inst # **1995-12113**By J. P. Kelly (Seal)**J. P. Kelly,****Its: President**

Secretary

**05/09/1995-12113**  
**09:26 AM CERTIFIED**  
**SHELBY COUNTY JUDGE OF PROBATE**  
**001 SNA 9.50****STATE OF ALABAMA**SHELBY**County**I, **the undersigned authority**

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

hereby certify that **J. P. Kelly**whose name as **President of Merchants & Planters Bank**, 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)(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 the 3rd day of May, 19 95[Signature]  
Notary Public

5/95