

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: that in consideration of the sum of Four Thousand and no/100 (\$4,000.00) 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), grants, bargains, sells and conveys unto RICHARD'S WOODWORK SHOP, INC., (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 11, Block 2, of Pine Hills Subdivision as shown by Plat of said subdivision, recorded in Map Book 4, page 45, in the Probate Office of Shelby County, Alabama. Situated in the Town of Vincent, Shelby County, Alabama.

Subject to right of redemption. Subject to ad valorem taxes for the current year. Title description furnished by Grantor. No title opinion requested or given.

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

And First Bank of Childersburg does for itself and for its successors, executors and administrators covenant with the said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors, executors and administrators warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, First Bank of Childersburg, a banking corporation has hereunto set its hand and seal, this 11<sup>th</sup> day of May, 1995.

By:

Faye M. McGuire  
Faye McGuire, As Branch  
Manager for First Bank of  
Childersburg

Inst # 1995-12587

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05/15/1995-12587  
08:58 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 16.00

STATE OF ALABAMA

COUNTY OF SHELBY

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 the 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 the 11 day of May, 1995.

  
Notary Public

Prepared By:

Mark A. Rasco  
GAINES, GAINES & RASCO  
127 North Street  
Talladega, AL 35160

st # 1995-12587

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