

This instrument was prepared by

(Name) William R. Justice

(Address) P.O. Box 977 Columbiana, AL 35051

Grantee's address:

Frank Chrencik
3401 Westbury Road
Birmingham, AL 35223

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-seven Thousand and no/100
(\$27,000.00)
to the undersigned grantor, First National Bank of Columbiana

DOLLARS,
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

Frank Chrencik
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Shelby County, Alabama:

Commence at the N.W. corner of the S.W. 1/4 of the N.E. 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence N 89° 59' 44" E and run a distance of 576.87 feet; thence S 00° 00' 58" W and run a distance of 228.96 feet; thence S 62° 40' 30" W and run a distance of 399.53 feet to the Point of Beginning; thence S 65° 13' 56" E and run a distance of 549.29 feet to the Northeasterly right-of-way of Alabama State Highway No. 25 (120 foot R.O.W.); thence S 65° 16' 04" W and run along said right-of-way a distance of 274.68 feet; thence N 42° 01' 43" W and leaving said right-of-way run a distance of 137.94 feet; thence S 61° 23' 07" W and run a distance of 109.36 feet; thence N 11° 40' 12" W and run a distance of 301.18 feet to the Point of Beginning. Containing 1.75 acres more or less. Being Parcel "A" according to survey by Robert C. Farmer, P.L.S., Ala. Reg. No. 14720, dated November 23, 1993.

Subject to easements, restrictions and rights-of-way of record, including easement granted to South Central Bell as recorded in Deed Book 322, page 997, in the Probate Office of Shelby County, Alabama.

05/15/1995-12610
10:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
36.50

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

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

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 12th day of May, 1995.

ATTEST:

First National Bank of Columbiana

By William T. Harrison President

Secretary

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned

hereby certify that William T. Harrison

whose name as President of First National Bank of Columbiana, 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, 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 12th

day of May

, 1995

William R. Justice
Notary Public