

This instrument was prepared by

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

Grantee Address  
P.O. Box 1087  
Polkham, AL 35124

Corporation Form Warranty Deed

STATE OF ALABAMA )  
COUNTY OF SHELBY )  
KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seven Thousand and no/100----- DOLLARS,

to the undersigned grantor, First National Bank of Columbiana 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 James Viars

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

See Attached Exhibit "A"

\$ 6,686.78 of the above recited purchase price is from a mortgage executed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE  
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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 Executive Vice President President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 6th day of November 19 95.

ATTEST:

Secretary

STATE OF ALABAMA )  
COUNTY OF SHELBY )  
I, the undersigned authority

hereby certify that Helen H. Phillips

whose name as Exec. Vice 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 6th day of November 1995

William R. Justice  
Notary Public

EXHIBIT "A"

Begin at the SW corner of the E 1/2 of the SE 1/4 of NE 1/4 of Section 11, Township 19 South, Range 1 West; thence North 0 deg. 03 min. 20 sec. East along the West line of said E 1/2 100.00 feet; thence South 89 deg. 20 min. East 391.19 feet to the West line of a 25.00 foot easement; thence South 6 deg. 48 min. West along said easement line 100.58 feet to the North line of the E 1/2 of the NE 1/4 of SE 1/4 of said Section 11; thence South 00 deg. 29 min. West along said easement line 357.03 feet; thence North 89 deg. 31 min. West 379.38 feet to the West line of said E 1/2 of NE 1/4 of SE 1/4; thence North 0 deg. 29 min. East along said West line 358.23 feet to the point of beginning.

Being a part of the E 1/2 of the NE 1/4 of the SE 1/4 and a part of the E 1/2 of the SE 1/4 of NE 1/4 of Section 11, Township 19 South, Range 1 West, and being Parcel No. 10, according to Survey of F.W. Meade, Registered Land Surveyor, dated February 10, 1987.

Also, a non-exclusive easement for ingress and egress to and from the above described parcel, and to and from other parcels now or formerly owned by the grantor, Earl Brasher, and to and from Shelby County, Highway No. 43, which is also known as the Bear Creek Road, said easement being more particularly designated and described as being of a uniform width of 25.00 feet, the center line thereof being described as follows:

Commence at the SE corner of the NE 1/4 of SE 1/4 of Section 11, Township 19 South, Range 1 West; thence North 89 deg. 04 min. West along the South line of same 293.15 feet to the point of beginning of the center line of 25.00 foot easement; thence North 0 deg. 29 min. East 1333.87 feet to the South line of the SE 1/4 of NE 1/4 of said Section 11; thence North 6 deg. 48 min. East 201.97 feet; thence North 36 deg. 47 min. West 106.56 feet; thence North 4 deg. 01 min. West 382.46 feet; thence North 22 deg. 13 min. West 293.34 feet; thence North 30 deg. 27 min. West 183.95 feet to the southerly right of way line of Bear Creek Road, and the end of said easement.

Less the following described land

Begin at the SW corner of the East half of the SE 1/4 of the NE 1/4 of Section 11, Township 19 South, Range 1 West; thence North 0 deg. 03' 20" East along the West line of said East 1/2 100.00 feet; thence South 89 deg. 20' East 391.19 feet to the west line of a 25.00 foot easement, thence South 6 deg. 48' West along said easement line 100.58 feet thence South 00 deg. 29' West along said easement line 127.39 feet; thence North 89 deg. 31' West 379.38 feet to the west line of East 1/2 of NE 1/4 of SE 1/4; thence North 0 deg. 29' East 128.59 feet to the point of beginning. Containing 2.00 acres. Being a part of the East 1/2 of the NE 1/4 of the SE 1/4 and a part of the E 1/2 of the SE 1/4 of NE 1/4 of Section 11, Township 19 South, Range 1 West, and being according to survey of F. W. Meade, Registered Land Surveyor, dated February 5, 1991.

Also, a non exclusive easement for ingress and egress to and from the above described parcel, and to and from other parcels now or formerly owned by the grantor, Earl Brasher, and to and from Shelby County Highway No. 43, which is also known as the Bear Creek Road, said easement being more particularly designated and described as being a uniform width of 25.00 feet, the center line thereof being described as follows: Commence at the SE corner of the NE 1/4 of SE 1/4 of Section 11, Township 19 South, Range 1 West; thence North 89 deg. 04' West along the South line of same 293.15 feet to the point of beginning of the center line of 25.00 foot easement; thence North 0 deg. 29' East 1,333.87 feet to the South line of the SE 1/4 of NE 1/4 of said Section 11; thence North 6 deg. 48' East 201.97 feet; thence North 36 deg. 47' West 106.56 feet; thence North 4 deg. 01' West, 382.46 feet thence North 22 deg. 13' West 293.34 feet; thence North 30 deg. 27' West 183.95 feet to the southerly right of way line of Bear Creek Road, and the end of easement. Being situated in Shelby County, Alabama.

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