

This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P.O. Box 119
Montevallo AL 35115

Send Tax Notice to:
(Name) Cardwell Construction, Inc.
(Address) 419 Hwy 253
Montevallo AL 35115

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTEEN THOUSAND and 00/100-----(\$15,000.00)----- 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
Cardwell Construction, Inc.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 11, according to the Survey of Shoal Creek Highlands, First Sector, as recorded in Map Book 13 page 39 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT TO:

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 page 993 in Probate Office.

PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF MERCHANTS & PLANTERS BANK IN THE SUM OF \$11,250.00.

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 29th day of MARCH, 19 96

ATTEST:

Merchants & Planters Bank

By J. P. Kelly (Seal) President

Secretary

STATE OF ALABAMA

SHELBY

County

I, the undersigned authority

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 29th day of MARCH, 19 96

L. Michele K. [Signature]
Notary Public

Inst # 1996-10537

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04 APR 1996-10537
03:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOT-100 12.50