

This instrument was prepared by:
 John R. Holliman
 2491 Pelham Pkwy
 Pelham, Alabama 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand and no/100 (\$15,000.00)

DOLLARS to the undersigned grantor, Merchants & Planters Bank, a corporation organized and existing under the laws of Alabama (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

Johnathan Dreyer and wife, Crystal Michelle Dreyer,

(herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Survey of Shoal Creek Highlands, First Sector, as recorded in Map Book 13, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any.

AND, the Grantor covenants and agrees to and with Grantee, that Grantor has not done or suffered to be done anything whereby the above-described property is or may be in any manner encumbered or charged, and that the Grantor will WARRANT AND DEFEND the above-described property against all persons lawfully claiming or to claim the same by, through or under the Grantor.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice Pres. who are authorized to execute this conveyance, have hereunto set their signatures and seals, this the 20 day of February, 1997.

Attest

Merchants & Planters BankBY: Agnes M. Nisen

Its: Vice President

Its:

STATE OF Alabama)
Shelby COUNTY)

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Agnes M. Nisen whose name as V. Pres. of Merchants & Planters Bank, a corporation organized and existing under the laws of the State of Alabama, and whose name 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 said conveyance, he/she, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 20 day of February, 1997.

Landra C. Dawson
NOTARY PUBLIC

Notary Public, Alabama state At Large
 My Commission Expires Oct 5, 1998

Inst # 1997-06525

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03/03/1997-06525

01:58 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MCO

11.50

\$12,000.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.