

This instrument was prepared by:

James Stevens, Attorney at Law
1200 20th Street South
Suite 200
Birmingham, Alabama 35205

Please Send Tax Notice to:

Henry Branning
145 Emfinger Road
Montevallo AL 35115

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of (\$18,500.00), Eighteen Thousand Five Hundred and No/100ths and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, (We) Regions Bank, an Alabama Banking Corporation and (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto Henry Branning, a married man (hereinafter referred to as Grantees), the following described real estate situated in SHELBY County, Alabama, to wit:

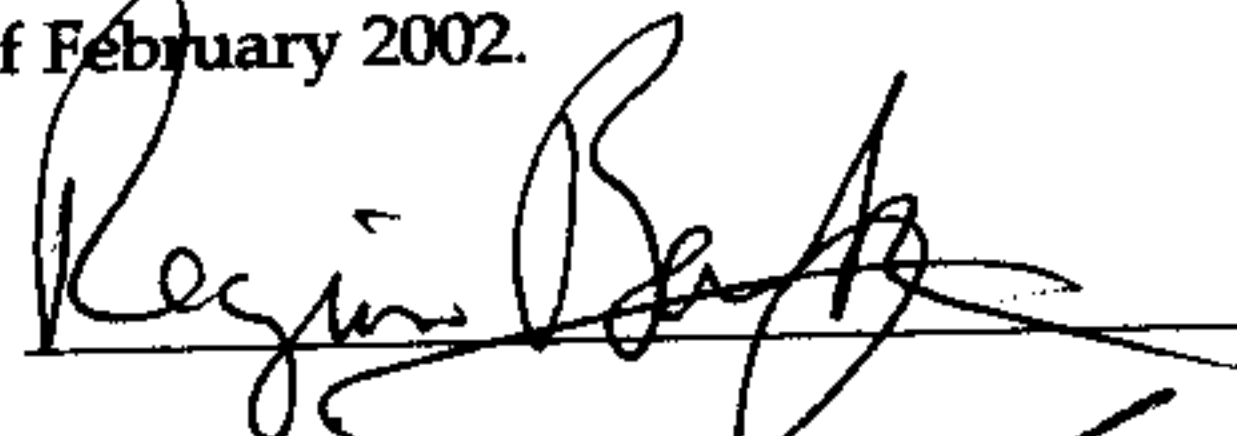
SEE EX'A' ATTACHED

Subject to:

1. Taxes for the year 2002 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

The Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that I am 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, and assigns shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims against the Grantor.

IN WITNESS WHEREOF, the said Grantor by its Vice President, who is authorized execute this conveyance, hereto set its signature and seal, this 25th of February 2002.



Regions Bank

BY:

Its Vice President

State of Alabama
County SHELBY

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that, STAN WEIR as Vice President of Regions Bank whose name(s) is/are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily on the day same bears date.

1

Given under my hand and seal this 25th day of February, in the year 2002.


Notary Public

My Commission Expires: 10/02

Inst # 2002-11123

03/07/2002-11123
01:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
32.50
MEL

Inst # 2002-11123

EX'A'

Begin at the Northwest corner of Lot 7, Block 1, Map of the Town of Aldrich, as recorded in Map Book 3, Page 52, in the Office of the Judge of Probate, Shelby County, Alabama; thence run East along the North line of Lot 7 for a distance of 196.89 feet; thence turn an angle to the right of $117^{\circ} 47' 16''$ and run Southwest for a distance of 246.59 feet; thence turn an angle to the right of $29^{\circ} 47' 03''$ and run Southwest for a distance of 31.59 feet to the point on the South line of Lot 7; thence turn an angle to the right of $48^{\circ} 11' 03''$ and run Northwest along the South line of Lot 7 for a distance of 57.75 feet; thence turn an angle to the right of $74^{\circ} 17' 48''$ and run North along the West line of Lot 7 for a distance of 219.35 feet to the point of beginning.

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01:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MFL 32.50