

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two hundred thousand and No/100 DOLLARS, and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, James T. Banks and Janet M. Banks, husband and wife, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL AND CONVEY unto H. Scott McCary (herein referred to as GRANTEE(S), his heirs, successors and assigns, the following described real estate situated in the County of Shelby, and State of Alabama, to-wit:

Lot 40, according to the Survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record.

For advalorem tax purposes only, the mailing address of the above referred Grantee is 6560 Quail Run Drive, Pelham, AL 35124

One hundred eighty thousand and no/100 dollars of the consideration paid was from the mortgage filed simultaneously with this deed.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his heirs, successors and assigns FOREVER.

SCRIVENER ONLY. TITLE NOT EXAMINED

And GRANTOR(S) do covenant with the said GRANTEE(S), his heirs, successors and assigns, that she is lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, she has good right to sell and convey the same to the said GRANTEE(S), his heirs, successors and assigns forever, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), his, heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 29th day of August 2002.

James T. Banks (L.S.)
James T. Banks

Janet M. Banks (L.S.)
Janet M. Banks

THE STATE OF ALABAMA)
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I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that James T. Banks and Janet M. Banks, whose names are signed to the foregoing, and who are known to me acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of August, 2002.

SEAL

David A. Bedgood
Notary Public
My Commission Expires 08-20-03

This Document Prepared by:
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P.O. Box 59543
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SCRIVENER ONLY. TITLE NOT EXAMINED