

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Frontier Bank, N.A.
PO Box 414
Chelsea, Alabama 35043

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Five hundred fifteen thousand and no/100 (\$515,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Maxie Millard Wellborn, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Frontier Bank, N.A.** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.


Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st day of May, 2003.

Witness


Maxie Millard Wellborn

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Maxie Millard Wellborn, an unmarried man** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of May, 2003.



Notary Public
My Commission Expires: 02-25-05

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the SW ¼ of the NE ¼ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the SW ¼ of the NE ¼ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 1 deg. 25 min. 4 sec. East a distance of 294.16 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 204.85 feet; thence North 89 deg. 56 min. 19 sec. West a distance of 473.71 feet to the easterly right of way of U. S. Highway # 31; thence North 26 deg. 10 min. 26 sec. East along said right of way a distance of 227.04 feet; thence North 89 deg. 55 min. 9 sec. East and leaving said right of way a distance of 368.50 feet to the POINT OF BEGINNING.