

This instrument was prepared by:
William R. Justice
P.O. Box 1144, Columbiana, AL 35051

Grantees' Address:
4330 Chelsea Road
Columbiana, AL 35051

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty-five Thousand and no/100 Dollars (\$145,000.00) to the undersigned Grantor, First National Bank of Shelby County, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto David Russell Sneed and Allison Crouse Sneed (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama:

Commence at the Southwest corner of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama, and proceed North along the West boundary of said Section 35 for 1898.88 feet to a point on the North right of way boundary of Chelsea Road (R/W 80' - Shelby County Highway 47), said point being the POINT OF BEGINNING of herein described parcel of land; thence from said point of beginning, continue along said course North 210.00 feet; thence North 89 degrees 29 minutes 00 seconds East 439.30 feet to a point on the West bank of a creek; thence South 14 degrees 33 minutes 53 seconds East along creek for 118.48 feet; thence South 13 degrees 12 minutes 43 seconds West along Creek for 19.77 feet; thence South 51 degrees 31 minutes 01 seconds West 387.73 feet to a point on the aforementioned Chelsea Road; thence North 44 degrees 57 minutes 59 seconds West along said road boundary for 227.89 feet back to the point of beginning.

The above described parcel of land is located in the NW 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama.

Subject to transmission line permits, rights of way, riparian rights, and other restrictions and conditions of record.

\$145,000.00 of the purchase price was paid by notes and mortgages executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs 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 to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, , who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of December, 2003.

First National Bank of Shelby County

By Vicki N. Smith Sr. VP/CFO
Vicki N. Smith
as its Sr. VP/CFO

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Vicki N. Smith, whose name as Sr. VP/CFO of First National Bank of Shelby County, 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 or 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 30th day of December, 2003.

Judy R. Davis
Notary Public