

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

Grantee's Address:
829 Mountain Branch Drive
Birmingham, AL 35226

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, First National Bank of Shelby County, a national banking corporation, (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 Trecia D. Franks (herein referred to as GRANTEE, whether one or more) in fee simple the following described real estate, situated in Shelby County, Alabama:

A parcel of land in the NE 1/4 of the SE 1/4 of Section 23, and in the NW 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of Lot 1 of Walters Cove Subdivision, Second Sector, as recorded in Map Book 5, Page 41 in the Office of the Judge of Probate of Shelby County, (said point being on the North right of way of Shelby County Highway #416); thence run South and perpendicular to said Highway 20.00 feet to the centerline of said highway; thence turn left 90 degrees 12 minutes and run East along said centerline 218.41 feet to the point of beginning; thence turn right 90 degrees 12 minutes and run South 469.84 feet; thence turn left 90 degrees 12 minutes and run East 150.04 feet to the 397 foot contour, (said contour being an Alabama Power Company easement); thence turn left 59 degrees 21 minutes 31 seconds to the chord of the meander of said contour and run Northeasterly along the meander of said contour a chord distance of 546.09 feet to a point which is an extension of the centerline of said Highway #416; thence turn left 120 degrees 38 minutes 29 seconds from said chord and run West 426.72 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to rights of redemption from that mortgage foreclosure sale evidenced by deed dated the 25th day of June, 2004, and recorded in Inst. No. 20040625000348510, in the Probate Office of Shelby County, Alabama.

Also subject to transmission line permits, easements, and rights of way recorded in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE and its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Helen H. Phillips, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of August, 2004.

FNBSC / Real Estate

First National Bank of Shelby County

by *Helen H. Phillips*
as its President

STATE OF ALABAMA
COUNTY OF SHELBY

Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that *Helen H. Phillips*, whose name as *President* 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 ^{24th} ~~23rd~~ day of August, 2004.

William R. Jester
Notary Public