

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

Grantee's Address:  
P.O. Box 1627  
Columbiana, AL 3501

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand and no/100 Dollars (\$20,000.00) to the undersigned Grantor, First National Bank of Shelby County, a 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 Ketria L. Green (herein referred to as GRANTEE, whether one or more) in fee simple the following described real estate, situated in SHELBY County, Alabama:

From the Southwest corner of the SW 1/4 of SW 1/4 of Section 36, Township 21 South, Range 1 West, go North 85 deg. 00 min. 00 sec. West 2,010 feet to center of the Old Louisville & Nashville Railroad right-of-way; thence North 23 deg. 30 min. West 1,819 feet along said centerline of the Old L & N Railroad right-of-way; thence South 87 deg. 29 min. 42 sec. West 609.55 feet for a point of beginning; thence continue on the same line 130.50 feet; thence North 04 deg. 35 min. 58 sec. West 348.81 feet; thence North 84 deg. 26 min. 59 sec. East 128.12 feet; thence South 04 deg. 58 min. 20 sec. East 355.72 feet to the point of beginning. Lying in the NW 1/4 of the SW 1/4 of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

Also, an easement for ingress and egress more particularly described as follows: A ten foot easement lying 5 feet on each side of a line described as follows: From the Northwest corner of the above described property, go North 84 deg. 26 min. 59 sec. East, along the North line of property 22 feet for a point of beginning; thence North 00 deg. 32 min. 04 sec. East 76.12 feet to the right of way of the public road.

All being situated in Shelby County, Alabama

Subject to transmission line permits, rights of others to use easement, and rights of redemption from foreclosure.

\$18,280.95 of the purchase price was paid by note and mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE and his, her, or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE and GRANTEE'S 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 GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its ~~President~~, CEO  
\_\_\_\_\_, who is authorized to execute this conveyance has hereto set its signature and  
seal, this the 13th day of December, 2004.

# First National Bank of Shelby County

by *Carl A. Farkman, CEO*, as its  
CEO ~~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 William T. Harrison, whose name as CEO ~~xPresident~~ 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 13th day of December, 2004.

Spencer W. Lyon  
Notary Public