

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

Grantee's Address:

~~1181 Old Hwy 25 P.O. Box 414~~  
Columbiana, AL 35051  
Calera

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Eight Thousand and no/100 Dollars (\$98,000.00) 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 James E. Branch (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 NW 1/4 of the NW 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 35, Township 21 South, Range 1 West and run North 88 degrees 30 minutes 09 seconds East along the South line of said 1/4 - 1/4 Section for 82.00 feet to point of beginning; thence continue along the last described course for 281.84 feet; thence run North 3 degrees 07 minutes 01 second West for 653.45 feet to a point on the South right of way line of County Road No. 25; thence run South 63 degrees 07 minutes 03 seconds West along said right of way line for 170.20 feet to a point, said point being the beginning of a curve to the right, said curve having a central angle of 2 degrees 39 minutes 20 seconds and a radius of 2258.06 feet, said curve being subtended by a chord which bears South 64 degrees 26 minutes 43 seconds West for a distance of 104.64 feet; thence run Southwesterly along the arc of said curve and said right of way for 104.65 feet; thence run South 00 degrees 00 minutes 00 seconds West for 537.75 feet to point of beginning; being situated in Shelby County, Alabama.

Subject to transmission line permits, easements of record and rights of redemption from foreclosure.

\$98,000.00 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.

*JNBSC / Real Est*

