20041220000692310 Pg 1/2 18.00 Shelby Cnty Judge of Probate, AL 12/20/2004 11:51:00 FILED/CERTIFIED

This instrument was prepared by: William R. Justice

P.O. Box 1144, Columbiana, AL 35051

Grantee's Address:

1181 01d Hwy 25 ρ.ο. βο_χ 4/4
Columbiana, Al 35051

Calpra

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.

FNBSC/Real Est

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 <u>Senior Vice-</u>
President, <u>Craig B.Nelson</u>

, who is authorized to execute this conveyance has hereto set its signature and seal, this the <u>20th</u> day of December, 2004.

First National Bank of Shelby

County

bу

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 Craig B. Nelson

, whose name as Senior Vice-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 20th day of December, 2004.

Notary Public

My Commission Expires: 1/