

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

Grantee's Address:
P.O. Box 69
Westover, AL 35185

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-five Thousand and no/100 Dollars (\$55,000.00) 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 Ronnie Prather (herein referred to as GRANTEE, whether one or more) in fee simple the following described real estate, situated in SHELBY County, Alabama:

That certain lot in the City of Columbiana, Alabama, described as commencing at the point of intersection of the North line of College Avenue (Mildred Street) with the West line of Arlington Street, as now laid out, paved and used, and run thence in a Northerly direction along the West margin of Arlington Street, a distance of 163.5 feet; run thence South 72 deg. 07 min. West a distance of 108.6 feet; run thence South 17 deg. 30 min. East a distance of 31.1 feet; run thence South 72 deg. 16 min. West a distance of 50 feet to the point of beginning of the lot herein described and conveyed; run thence South 72 deg. 16 min. West a distance of 50 feet; run thence North 17 deg. 30 min. West a distance of 145 feet; run thence North 72 deg. 16 min. East a distance of 50 feet; run thence South 17 deg. 30 min. East a distance of 145 feet to the point of beginning; being a part of the East 1/2 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

ALSO, an easement across the lot contiguous and immediately east of the above described land, which said easement is described as follows: Commencing at the point of beginning of the above described lot and run thence North 17 deg. 30 min. West a distance of 46.5 feet to the point of beginning of the easement herein described; run thence North 17 deg. 30 min. West a distance of 20 feet; run thence North 72 deg. 16 min. East a distance of 50 feet; run thence South 17 deg. 30 min. East a distance of 20 feet; run thence South 72 deg. 16 min. West a distance of 50 feet to the point of the easement herein described. Being a part of the East 1/2 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to: transmission line permits and easements of record. Also subject to all rights of redemption outstanding by reason of the foreclosure of that certain mortgage given by Rodney Hamilton to First National Bank of Shelby County, recorded in Inst. No. 2000-44757; said foreclosure being evidenced by foreclosure deed to First National Bank of Shelby County, dated June 4, 2004, recorded in Inst. No. 20040630000361700, in the Probate Office of Shelby County, Alabama.

\$55,000.00 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.

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 CEO, William T. Harrison, who is authorized to execute this conveyance has hereto set its signature and seal, this the 10th day of January, 2005.

First National Bank of Shelby County

by 
as its CEO

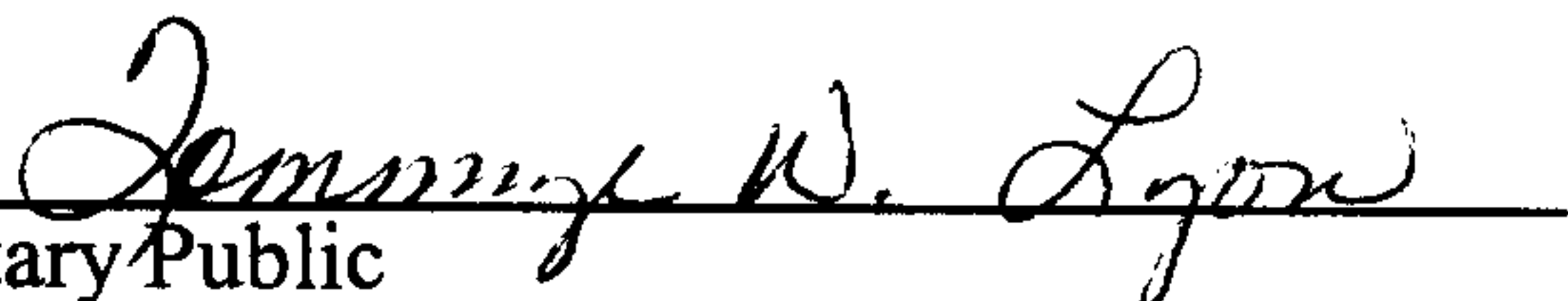
STATE OF ALABAMA
COUNTY OF SHELBY

Acknowledgment

20050114000024350 Pg 2/2 18.00
Shelby Cnty Judge of Probate, AL
01/14/2005 13:49:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William T. Harrison, whose name as CEO 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 10th day of January, 2005.


Notary Public