

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) M & M Properties

(Address) 195 Salem Road

Montevallo, AL 35115

Corporation Form Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SIXTEEN THOUSAND FIVE HUNDRED AND 00/100, (\$16,500.00)---**
----- **DOLLARS** to the undersigned grantor, **THE PEOPLES BANK &
TRUST COMPANY, f/k/a MERCHANTS & PLANTERS BANK**, (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 **M & M
PROPERTIES, an Alabama General Partnership** (herein referred to as GRANTEE, whether one
or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**Lots 8, 9, 10, 11, 12 and 13, according to the Resurvey of Lots 8 through 20 of the Amended Map of
Shoal Creek Highlands, Second Sector, as recorded in Map Book 21, Page 53, in the Probate Office of
Shelby County, Alabama.**

**ALSO Lot 24, according to the Amended Map of Shoal Creek Highlands, Second Sector, as recorded in
Map Book 16, Page 41, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

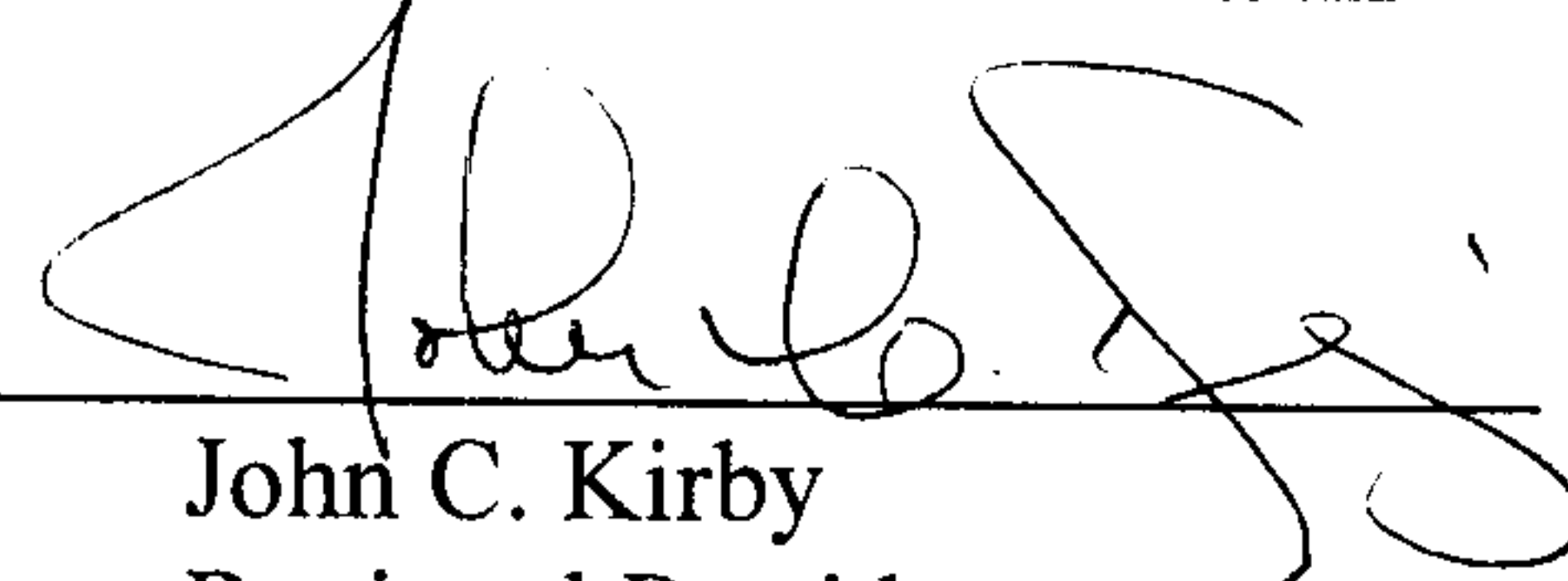
- **Taxes for 2007 and subsequent years.**
- **Easement to Water Works Board of Montevallo as recorded in Deed Book 274, Page 666.**
- **Permits to Alabama Power Company recorded in Real Book 210, Page 424 and Real Book 210, Page 425.**
- **Restrictions as recorded in Real Book 339, Page 410; Instrument No. 1996-19372 and as shown on recorded map.**
- **20-foot sewer easement across said lots as shown on recorded map (AS TO LOTS 8 THRU 13).**
- **Flood Prone Area as shown on recorded map of said subdivision. (AS TO LOTS 8 THRU 13).**
- **20-foot easement across the North side of said lot as shown on recorded map. (AS TO LOT 8).**
- **25-foot easement across the Southwest side of said lot as shown on recorded map (AS TO LOT 24).**

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

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

IN WITNESS WHEREOF, the said GRANTOR by **John C. Kirby, as Regional President of The Peoples Bank & Trust Co., f/k/a Merchants & Planters Bank**, who is authorized to execute this conveyance, hereto set its signature and seal, this the 10th day of Oct., 2007.

**The Peoples Bank & Trust Co.
fka Merchants & Planters Bank**


By: John C. Kirby
Its: Regional President

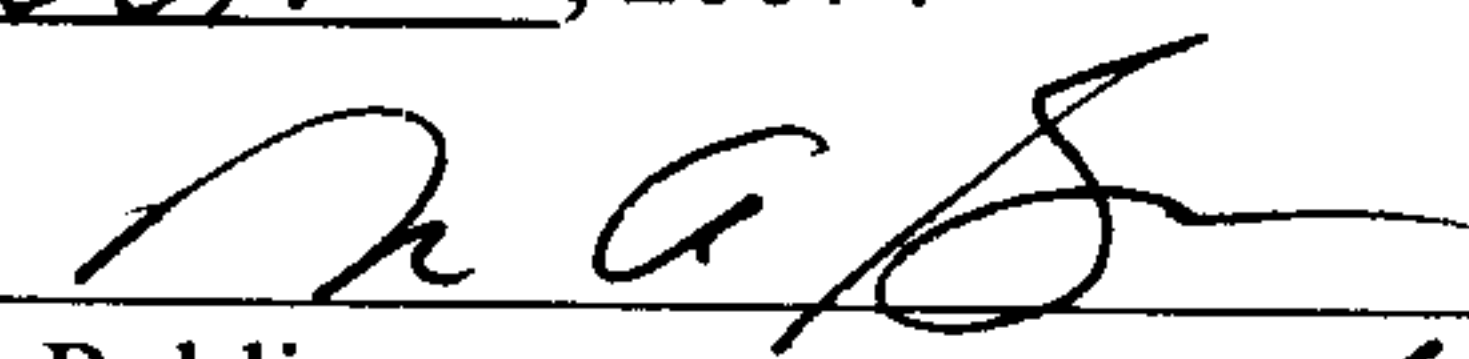
**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John C. Kirby** whose name as **Regional President of The Peoples Bank & Trust Co. fka Merchants & Planters Bank**, 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, 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 Oct., 2007.

Shelby County, AL 10/18/2007
State of Alabama

Deed Tax: \$16.50


Notary Public
My Commission Expires: 8/13/09