

THIS INSTRUMENT PREPARED BY: Richard W. Theibert, Attorney Najjar Denaburg, P.C. 2125 Morris Avenue Birmingham, Alabama 35203

> Send Tax Notice to: Victoria J. Ashford

1941 Riva Ridge Koad Helena, AL 35080

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA)

: KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

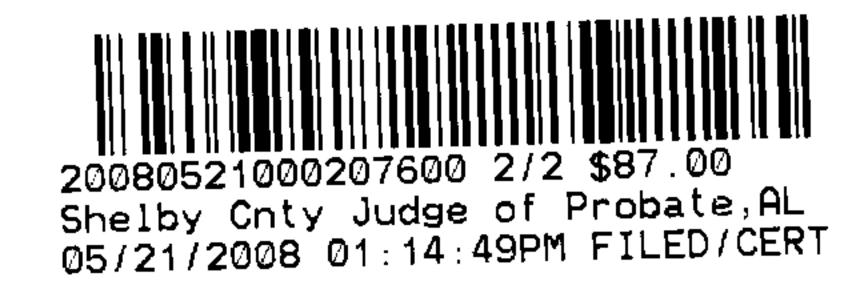
In consideration of the sum of Seventy-Two Thousand Nine Hundred and No/100, (\$72,900.00) Dollars to the undersigned GRANTOR, Omni National Bank, in hand by GRANTEE herein, Victoria J. Ashford the receipt and sufficiency, of which, is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto GRANTEE, the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot No. 37 as shown on the entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965 and being more particularly described as follows:

Commence at the intersection of the southerly right of way line of 3rd Avenue West and the westerly right of way line of Cotton Street, and said right of way lines as shown on the map of Dedication of Streets and Easements, Town of Siluria, Alabama; thence Southeasterly along the right of way line of Cotton Street for 210.00 feet to the point of beginning; thence continue Southeasterly along the said right of way line of Cotton Street for 95.00 feet; thence 89 degrees, 50 minutes, 30 seconds right and run Southwesterly for 156.68 feet; thence 90 degrees, 12 minutes, 31 seconds right and run Southwesterly for 156.68 feet; thence 90 degrees, 12 minutes, 31 seconds right and northwesterly for 95.00 feet; thence 89 degrees, 47 minutes, 29 seconds right and run Northeasterly for 156.60 feet to the point of beginning.

SUBJECT TO:

- 1. Ad valorem taxes for the year, 2008, not yet due and payable.
- 2. Building line(s) as shown by recorded map.
- 3. Easement(s) as shown by recorded map.
- 4. Transmission line permit to Alabama Power Company, recorded in Deed Volume 285, Page 508, in the Probate Office of Shelby County, Alabama.
- Mineral and mining rights and rights incident thereto recorded in Shelby Real 212, Page 980, in the Probate Office of Shelby County, Alabama.
- Easement to Alabama Power Company recorded in Volume 226, Page 1, in the Probate Office of Shelby County, Alabama.
- 7. Easement to Alabama Water Company, as recorded in Deed Volume 146, Page 211, in the Probate Office of Shelby County, Alabama.
- 8. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.



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

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the GRANTOR, Omni National Bank, by Jeff Spielberger whose name as Vice President, has hereto set his signature and seal, this 16th day of May, 2008.

Omni National Bank

Vice President

Jeff Spielberger (SEAL)

STATE OF ALABAMA

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in an for said County and State hereby certify that Jeff Spielberger whose name as Vice President of Omni National Bank, 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 such conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of the said bank.

Given under my hand and official seal this 16th day of May, 2008.

Notary Public

My commission expires: 5-21-08