

## STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, in consideration of One Hundred and Forty Thousand and 00/100 Dollars (\$140,000.00) plus other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, First Commercial Bank, herein GRANTOR, does hereby grant, bargain, sell and convey unto Timothy B. Walls, herein GRANTEE, the following described real estate, located and situated in Shelby County, Alabama described below:

## Lot 22, according to the survey of High Hampton, Sector 3, as recorded in Map Book 22, Page 65, in the Probate Office of Shelby County, Alabama.

All of the consideration recited herein is from a mortgage filed simultaneously with this deed.

This conveyance, however, is subject to the following:

- A. Ad valorem taxes due October 1, 2009, which the GRANTEE agrees to pay.
- B. Any valid adverse title as to minerals, oil or mining rights, easements or rights-of-way, covenants running with the land, encroachments or other matters recorded of record or which defects would be shown by a survey of the property herein conveyed.

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 nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto the GRANTEE.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on its behalf by Rebecca Burbank, Officer of First Commercial Bank, who is duly authorized on this the \_\_\_\_\_\_\_\_, day of \_\_\_\_\_\_\_\_\_\_, 2009.

First Commercial Bank

BY: Rebecca Burbank

ITS: Officer

STATE OF ALABAMA )
CORPORATE ACKNOWLEDGMENT
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County and said State, hereby certify that Rebecca Burbank, whose name as Officer of First Commercial Bank, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the same, 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 seal on this the 5 day of JUNE 2009.

NOTARY PUBLIC OF BY

My commission expires MY COMMISSION EXPIRES: Mar 4, 2013

BONDED THEIL NOTARY PUBLIC UNDERWRITERS

This Instrument Prepared by:

Rebecca A. Burbank First Commercial Bank P.O. Box 11746 Birmingham, AL 35202