

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Rebecca E. Banker
17807 Hwy 55
Sterrett, AL 35147

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Eighty Thousand dollars and Zero cents (\$80,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James M. Sego and wife, Patricia Sego (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Rebecca E. Banker (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SE ¼ of NW ¼ and a part of the NE ¼ of SW ¼ of Section 19, Township 18 South, Range 2 East, being more particularly described as follows: Starting 212 feet Northeast of telephone line, thence running Northeast with public road right of way 111 ½ feet to road leading to Johnsons; thence Northeast along Johnsons road 189 feet, more or less, to corner; thence Westerly 275 feet to corner; thence South 85 feet; thence Southeast 205 feet, more or less, to point of beginning at public road right of way. Situated in Shelby County, Alabama.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 21st day of November, 2011.

_____	(SEAL)	<u>James M. Sego</u>	(SEAL)
_____	(SEAL)	<u>Patricia Sego</u>	(SEAL)
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, Mike T. Atchison, a Notary Public in and for the said County, in said State, hereby certify that James M. Sego and Patricia Sego whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of November, 2011.

My Commission Expires: 10-16-12

Mike T. Atchison
Mike T. Atchison, Notary Public

Shelby County, AL 11/28/2011
State of Alabama
Deed Tax: \$80.00

20111128000357700 1/1 \$92.00
Shelby Cnty Judge of Probate, AL
11/28/2011 01:46:12 PM FILED/CERT

