

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of Two Hundred Thirty Thousand and No/100ths Dollars (\$230,000.00) and other good and valuable consideration to her in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **LENORA K. LUTHER, an unmarried person** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **WESLEY WILBANKS** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Chelsea, Shelby County, Alabama, to-wit:

Lot 4, according to the map of Walker Estates, as recorded in Map Book 14, page 63, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lenora K. Luther, as surviving grantee of that certain deed from Steven Schencker dated October 10, 1990, and recorded on October 15, 1990, in Book 314, Page 313, in the Probate Office of Shelby County, Alabama. The other grantee, Art C. Luther, III, having died on the 9th day of February, 2011.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Chelsea, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

1. **Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Book 311, page 706, in Probate Office.**
2. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Book 152, page 210, in Probate Office.**
3. **Restrictions, limitations and conditions as set out in Plat Book 14, page 63, in the Probate Office of Shelby Alabama.**

\$ 225,834.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

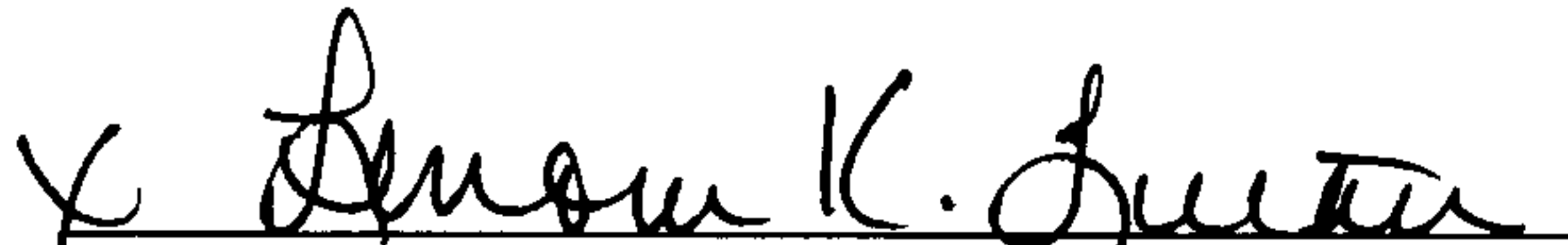
To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from

all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set her hand and seal this 11th day of June, 2012.



WITNESS

 {L.S.}
Lenora K. Luther

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Lenora K. Luther**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 11th day of June, 2012.


Notary Public Angela D. Phillips
My commission expires 01/12/2016


SEND TAX NOTICE TO:

Wesley Wilbanks
5984 Highway 51
Chelsea, AL 35043

THIS INSTRUMENT PREPARED BY:

Charles D. Stewart, Jr.
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242
File # 2012-04-1825




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Shelby Cnty Judge of Probate, AL
06/12/2012 03:30:58 PM FILED/CERT