

THIS INSTRUMENT PREPARED BY:  
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:  
Harold D. Griffin  
841 County Road 69  
Chelsea, AL 35043

STATE OF ALABAMA )

GENERAL WARRANTY DEED

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Thirty-Seven Thousand Eight Hundred and 00/100 (\$37,800.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **EvaBank, a corporation** (hereinafter referred to as GRANTOR), whose address is 1710 Cherokee Avenue SW, Cullman, AL, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Harold D. Griffin**, (hereinafter referred to as GRANTEE), whose address is 841 County Road 69, Chelsea, AL, his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 1, according to the survey of Foothills of Chelsea, 2nd Sector, as recorded in Map Book 29 page 97, in the Probate Office of Shelby County, Alabama.

Property Address: 100 Chesser Drive, Chelsea, AL 35043

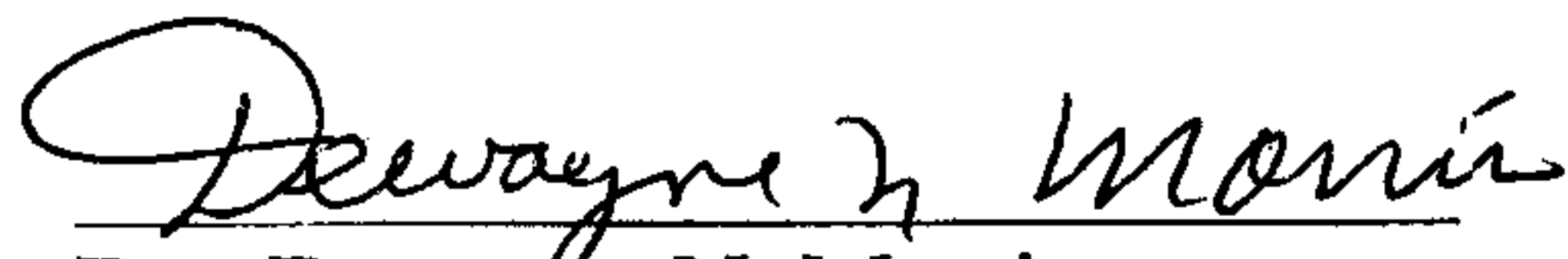
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

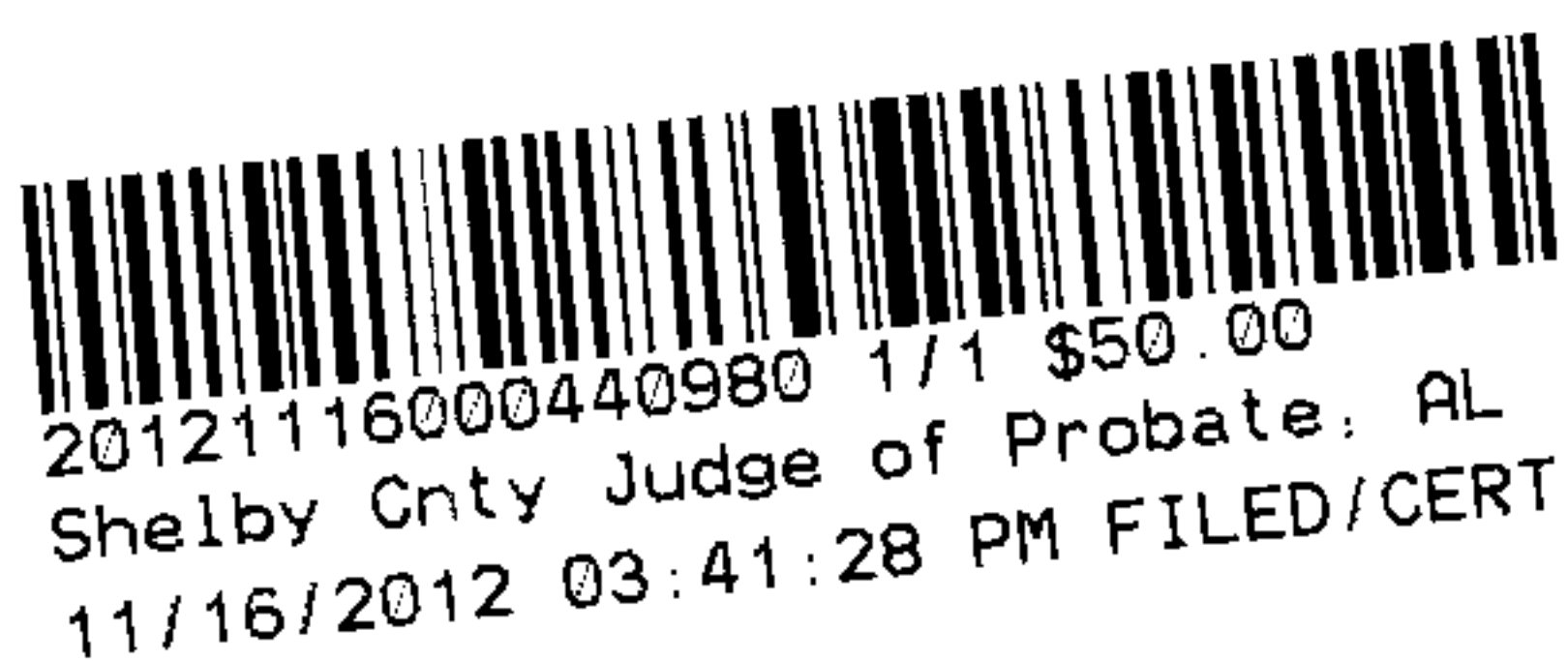
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 13<sup>th</sup> day of November, 2012.

EvaBank

  
By: Dewayne N. Morris,  
Its Chief Executive Officer

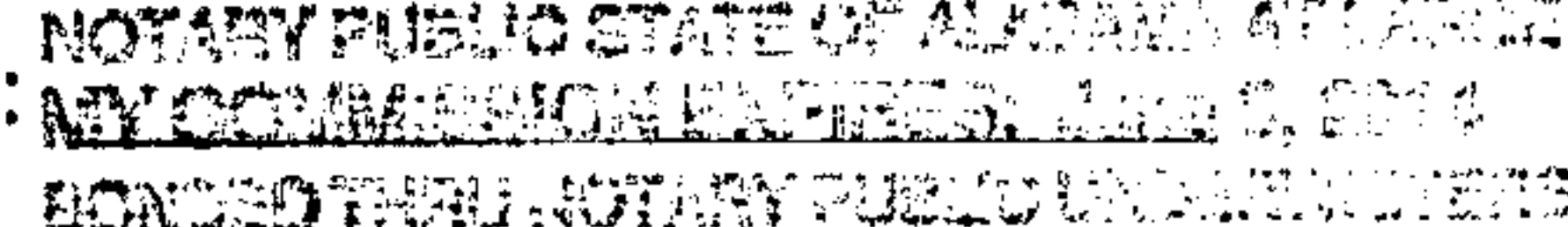


STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Dewayne N. Morris, whose name as Chief Executive Officer of EvaBank, a corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13<sup>th</sup> day of November, 2012.

  
NOTARY PUBLIC

My Commission Expires: 

Shelby County, AL 11/16/2012  
State of Alabama  
Deed Tax: \$38.00

