

SEND TAX NOTICE TO:



20140102000000070 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
01/02/2014 08:39:25 AM FILED/CERT

129 Farmington Dr
Harpersville AL 35078

STATUTORY

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Twenty-Two Thousand and 00/100s Dollars (\$22,000.00)** the amount of which can be verified by the SALES CONTRACT to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **First United Security Bank** whose address is **41988 Highway 25, Vincent, AL 35147** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **John Irby** 129 Farmington Dr Harpersville, AL 35078 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama and having a property address known as 41988 Highway 25, Vincent, AL 35147, to wit:

A parcel of land situated in the Southeast 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

From a corner accepted as the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning; thence proceed in a Northeasterly direction along the East right of way line of U.S. Highway No. 231 for a distance of 154.24 feet; thence run South 69 degrees 45 minutes 42 second East 204.88 feet; thence run South 01 degrees 05 minutes 58 seconds East for 69.12 feet; thence South 88 degrees 54 minutes 02 seconds West for 246.96 feet to the point of beginning.

Also:

Commencing at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama; thence North 20 degrees 14 minutes 18 seconds East along the East right of way line of U.S. Highway No. 231 a distance of 154.24 feet to the point of beginning; thence continue along said right of way North 20 degrees 14 minutes 18 seconds East a distance of 138.70 feet; thence North 84 degrees 05 minutes 14 seconds East a distance of 386.69; thence South 08 degrees 33 minutes 14 seconds East a distance of 20.06 feet; thence South 08 degrees 31 minutes 44 seconds East a distance of 98.83 feet; thence North 84 degrees 19 minutes 55 seconds West a distance of 100.00 feet; thence South 08 degrees 08 minutes 43 seconds East a distance of 200.72 feet; thence South 88 degrees 54 minutes 07 seconds West a distance of 185.66 feet; thence North 01 degrees 05 minutes 58 seconds West a distance of 69.12 feet; thence North 69 degrees 45 minutes 42 seconds West a distance of 204.88 feet to the point of beginning.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

Shelby County, AL 01/02/2014
State of Alabama
Deed Tax: \$22.00

To Have and To Hold to unto said Grantee, its successors and/or assigns.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of November, 2013

First United Security Bank

By: Dr. M. H. H. H.
Its Senior Vice President

STATE OF Alabama Tufts County ss:

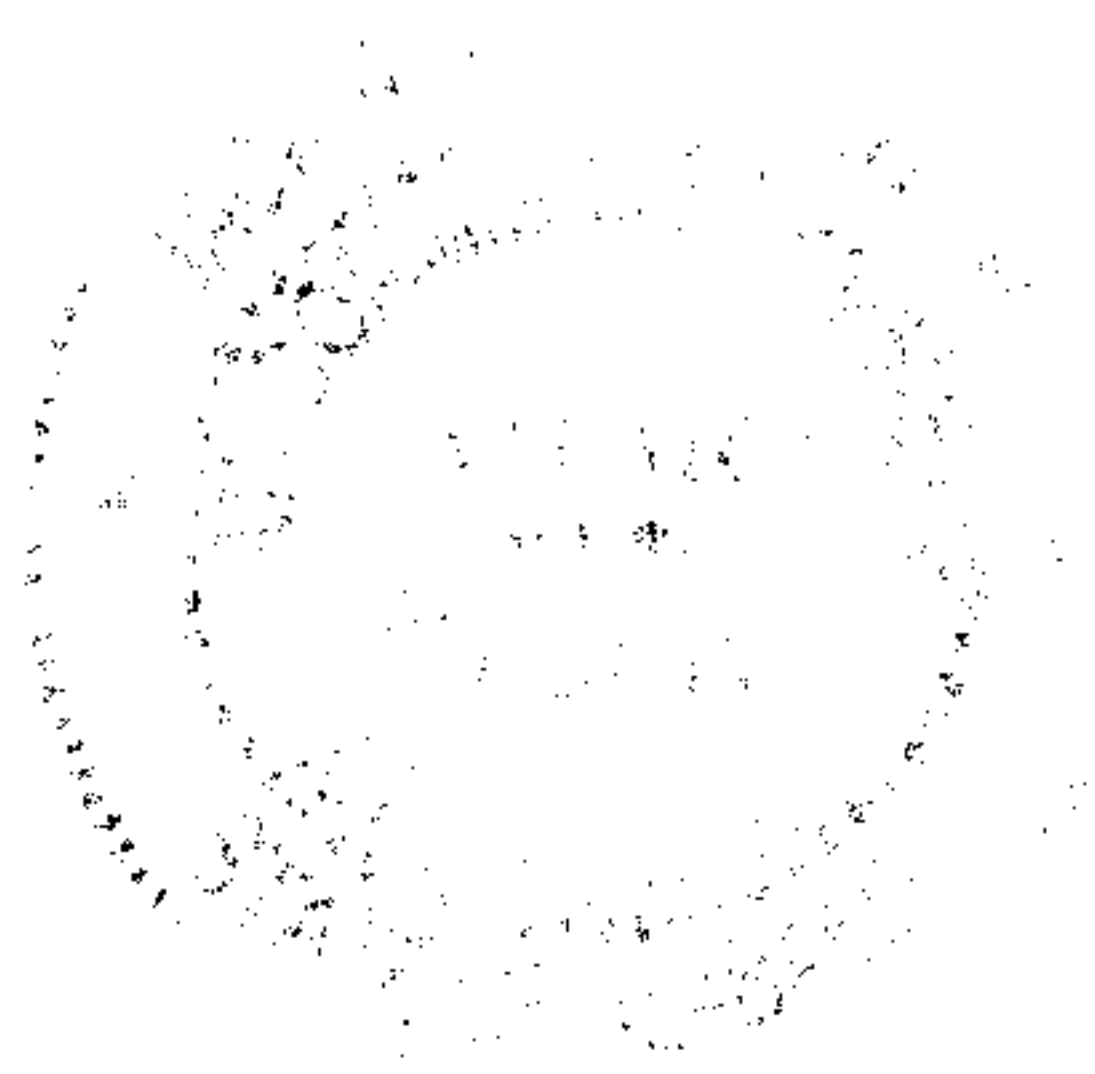
I, Jack R. Thompson Jr. a Notary Public in and for said county in said state, hereby certify that Dr. M. H. H. H., the Senior Vice President of First United Security Bank, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he in his capacity as Senior Vice President executed the same voluntarily and with full authority on behalf of the Company.

WITNESS my hand and official seal in the county and state aforesaid this the 26th day of November 2013.

My Commission Expires: 10/31/2016

[Signature]
Notary Public

(S E A L)



This instrument was prepared by:
Jack R. Thompson, Jr., Esq.
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Birmingham, AL 35243
(205) 443-9027


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