

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS INDENTURE, made and entered into on this the 17th day of May, 2018, by and between **MARION BANK AND TRUST COMPANY**, an Alabama Banking Corporation, hereinafter referred to as **GRANTOR**, and **ADAM WILLIAMS**, hereinafter referred to as **GRANTEE**.

WITNESSETH:

That for and in consideration of the sum of **FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00)**, cash in hand paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto the said Grantee, in fee simple, the following described real estate, situate, lying and being in the County of Shelby, State of Alabama, to-wit:

Parcel I

Lot 36, a Northerly part of Lot 35 and the Southerly 5.00 feet of Lot 37, Block 1, of the Nickerson-Scott Survey, dated March 1929, as recorded in Map Book 3, Page 34, in the Probate Office, Shelby County, Alabama, described as follows: Commence at the Southwest corner of Lot 33 and go North 6 degrees 54 minutes East along the West boundary of Lots 33, 34, 35, 36 and 37 for 143.35 feet to the point of beginning; thence continue along previous course for 61.65 feet; thence South 83 degrees 55 minutes East for 123.63 feet to the Westerly boundary of Highway No. 31; thence South 7 degrees 35 minutes 53 seconds West along said Westerly boundary for 66.69 feet; thence North 81 degrees 34 minutes 23 seconds West for 122.85 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Lots 38, 39, the Northerly 45 feet of Lot 37 and the Southerly 25.0 feet of Lot 40, Block 1 of the Nickerson-Scott Survey, dated March 1929, as recorded in Map Book 3, Page 34 in the Probate Office, Shelby County, Alabama, described as follows: Commence at the

Southwest corner of Lot 33 and go North 6 degrees 54 minutes along the West boundary of Lots 33, 34, 35, 36, 37, 38, 39 and 40 for 205.00 feet to the point of beginning; thence continue along previous course for 170.0 feet; thence South 83 degrees 55 minutes East for 125.17 feet to the Westerly boundary of Highway No. 31; thence South 7 degrees 25 minutes 10 seconds West along said Westerly boundary for 170.03 feet; thence North 83 degrees 55 minutes West for 123.63 feet to the point of beginning, being situated in Shelby County, Alabama

SUBJECT, HOWEVER, TO any and all rights of redemption on the part of those parties entitled to redeem under the laws of the state of Alabama and the United States of American by virtue of that certain foreclosure evidenced by Mortgage Foreclosure Deed dated August 16, 2017, recorded Instrument 20170816000296980, in the Office of the Judge of Probate of Shelby County, Alabama. The Company does not attempt to set out the names of all parties entitled to redeem and by accepting this policy, the insured releases the Company and its agents of any such duty or obligations.

SUBJECT ALSO, HOWEVER, TO ANY AND ALL OF THE FOLLOWING: easements, reservations, restrictions and rights-of-way heretofore filed and of record; mineral and mining rights heretofore reserved and severed and not owned by Grantor; rights of parties in possession, matters not of record which would be disclosed by an accurate survey and inspection of the property, and underground easements or other uses of subject property not visible from the surface.

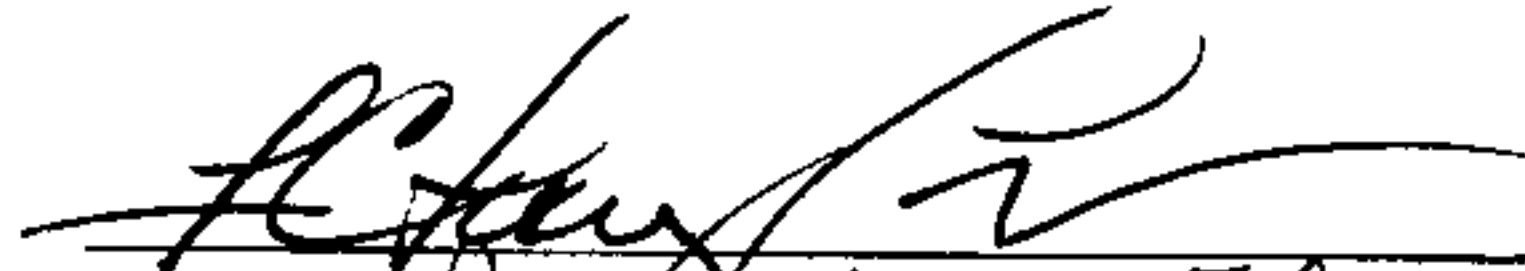
together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, in fee simple, forever.

This instrument is executed without warranty or representation of any kind on part of Grantor, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by Grantor and not specifically excepted herein.

IN WITNESS WHEREOF, Grantor hereunto sets its hand and affixes its seal on this the day and in the year first hereinabove written.

MARION BANK AND TRUST COMPANY
An Alabama Banking Corporation

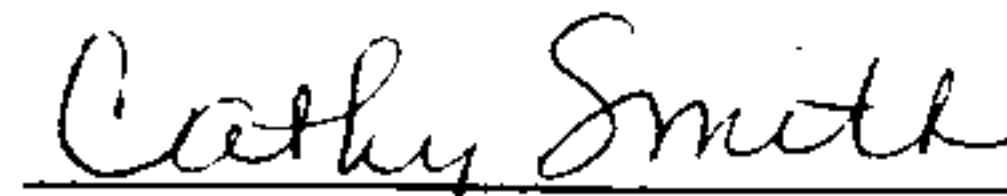

By: President F. Conrad Taylor
As Its: President

STATE OF ALABAMA *l*

COUNTY OF Perry *l*

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that F. Conrad Taylor, whose name as President of **MARION BANK AND TRUST COMPANY**, an Alabama Banking 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, in his capacity 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.

GIVEN UNDER MY HAND AND SEAL this the 17th day of May, 2018.



Notary Public, State of Alabama, at Large

My Commission Expires: My Commission Expires:
October 19, 2020

(SEAL)

Grantee's Address:

See Attached Real Estate Validation Form

NOTE: The preparing of this document does not constitute an examination of title as to the property described herein. The preparing attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.

THIS INSTRUMENT PREPARED BY:

Allen S. Reeves
REEVES & STEWART, P.C.
Attorneys at Law
P.O. Box 447
Selma, Alabama 36702-0447

