

CORPORATION WARRANTY DEED

THE STATE OF ALABAMA, }
MONTGOMERY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One hundred and No/100

_____ DOLLARS and other valuable considerations to the undersigned GRANTOR, THE COLONIAL COMPANY a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, GRANT, BARGAIN, SELL and CONVEY unto UNION BANK & TRUST COMPANY

(herein referred to as GRANTEE(S) its SUCCESSORS _____ and assigns, the following described Real Estate, situated in the County of Montgomery _____ and State of Alabama to-wit

Lot 1, according to the Map of Bellwood Commercial Plat No. 2, as said Map appears of record in the Office of the Judge of Probate, Montgomery County, Alabama in Plat Book 33, at page 23.

This conveyance is made subject to any and all restrictions, reservations and easements of record affecting said property.

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SUCCESSORS

TO HAVE AND TO HOLD, the aforementioned premises to the said GRANTEE(S) its/ its and assigns FOREVER. And GRANTOR does covenant with the said GRANTEE(S) its/ its and assigns, that it is lawfully seized in fee simple of the aforementioned premises, that they are free from all encumbrances except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE(S) its/ its and assigns, and the GRANTOR will warrant and defend the premises to the said GRANTEE(S) its/ its and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, THE COLONIAL COMPANY a corporation, has caused this instrument to be executed by James K. Lowder its duly authorized President and its corporate seal of said corporation to be hereunto affixed and attested by Ronnie J. Wynn its duly authorized Secretary this 28th day of February 1985

ATTEST: THE COLONIAL COMPANY Corporate Seal
BY: [Signature]

THE STATE OF ALABAMA, MONTGOMERY COUNTY
I, the undersigned authority a Notary Public, in and for said State of Alabama hereby certify that James K. Lowder and Ronnie J. Wynn whose names as President and Secretary of THE COLONIAL COMPANY a corporation, 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, as such officers and with full authority, executed the same voluntarily for and in the act of said corporation.

Given under my hand this the 28th day of February 1985
[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY: FOR RECORDING ONLY
Webb, Crumpton & McGregor
Post Office Box 238
Montgomery, Alabama 36101

STATE OF ALA. MONTGOMERY COUNTY
01 INDEX 1.00
02 REC FE 0.50
02 REC FE 2.50
04 DED TX 195.00
TOTAL 199.00
MAR 1 4 50 PM '85
03-01-85 151752
JUDGE OF PROBATE