


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
THOMAS E. NORTON
PO Box 530561
Birmingham, AL
35253

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20091123000435210 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
11/23/2009 03:43:53 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Union State Bank, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Thomas E. Norton, Jr. (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2010 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) All outstanding rights of redemption (it being expressly understood by Grantee by acceptance of this deed that Grantee or its successors or assigns shall not be entitled to any debt owing in the event of a redemption under the obligations from the borrower foreclosed upon to the Grantor herein other than the purchase price herein and any lawful charges; (5) Matters that would be revealed by an accurate survey.

\$135,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

TO HAVE AND TO HOLD to the said Grantee, his successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 19 day of NOVEMBER, 2009.

Union State Bank

By: 

Its: Assistant Vice President

Deed Tax : \$25.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that TOMMY TITORNEN, whose name as ASSIST VICE PRESIDENT of Union State Bank, a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me 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 the corporation.

Given under my hand and official seal this 19 day of NOVEMBER, 2009.


Notary Public

My Commission Exp. _____

Exhibit A



20091123000435210 2/2 \$39.00
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Commence at the Northwest corner of the Southeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$, Section 15, Township 21 South, Range 3 West, thence run Easterly along the North line thereof for 221.32 feet to the point of beginning; thence continue last described course for 217.38 feet; thence 88 degrees, 34 minutes, 09 seconds right run Southerly 1301.84 feet to the Northerly Right of Way of Shelby County Highway #12, thence 91 degrees, 28 minutes, 04 seconds right run Westerly along said Right of Way for 251.90 feet; thence 88 degrees, 47 minutes, 35 seconds right run Northerly 119.62 feet; thence 90 degrees, 42 minutes, 30 seconds right run Easterly 5.52 feet; thence 90 degrees, 45 minutes, 14 seconds left run Northerly 198.18 feet; thence 87 degrees, 45 minutes, 52 seconds right run Easterly 24.57 feet; thence 87 degrees, 47 minutes, 44 seconds left run Northerly 982.10 feet to the point of beginning, including all easements that may exist.

Also a variable easement for ingress and egress described as follows:

Commence at the Northwest corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West; thence run Easterly along the North line thereof for 221.32 feet; thence 88 degrees, 45 minutes, 11 seconds right 982.10 feet; to the point of beginning; thence 87 degrees, 47 minutes, 44 seconds right for 24.57 feet; thence 87 degrees, 45 minutes, 52 seconds left run Southerly 198.18 feet; thence 90 degrees, 45 minutes, 14 seconds right for 5.52 feet; thence 90 degrees, 42 minutes, 30 seconds left run Southerly 119.62 feet to the Northerly Right of Way of Shelby County Highway #12; thence 88 degrees, 47 minutes, 35 seconds left run Easterly along said Right of Way for 44.0 feet; thence 88 degrees, 20 minutes, 25 seconds left run Northerly 120.08 feet; thence 7 degrees, 39 minutes, 37 seconds left for 133.10 feet; thence 8 degrees, 46 minutes, 16 seconds right 67.93 feet; thence 96 degrees, 15 minutes, 31 seconds left for 13.69 feet to the point of beginning.

All being situated in Shelby County, Alabama.