

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

19810910000097620 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
09/10/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen thousand seven hundred fifty and no/100 ----- DOLLARS,
plus execution of purchase money mortgage of even date

to the undersigned grantor, CENTRAL STATE BANK a corporation,
in hand paid by TRIANGLE MECHANICAL CONTRACTORS, INC.

the receipt of which is hereby acknowledged, the said CENTRAL STATE BANK, a corporation,

does by these presents, grant, bargain, sell and convey unto the said

TRIANGLE MECHANICAL CONTRACTORS, INC.

the following described real estate, situated in Shelby County, Alabama:

Commence at the NE corner of Section 30, Township 21 South, Range 2 West; thence West along the North line of Section 30, 49.47 feet to an iron pipe; thence left 93 deg. 19 min. 25 sec. 250 feet to an iron pin; said iron pin being the point of beginning of the property herein described; thence continue along the line last described 1100.57 feet to an iron pin; thence right 93 deg. 19 min. 25 sec. 247.20 feet to an iron pipe; thence right 69 deg. 55 min. 40 sec., 1169.66 feet to an iron pin; thence right, 110 deg. 04 min. 20 sec. 584.53 feet to an iron pin and the point of beginning.

SUBJECT TO:

1. Transmission line permit to Alabama Power Company recorded in the Probate Office of Shelby County, Alabama, in Deed Book 145, page 373; 2. Right of way to State of Alabama recorded in said Probate Office in Deed Book 204, page 104; 3. Right of way to Shelby County recorded in said Probate Office in Deed Book 241, page 471; 4. Right of way obtained as a result of condemnation proceedings, Final Decree of same being recorded in Probate Minutes 27, page 698, dated June 28, 1965, in the Probate Records of Shelby County, Alabama; 5. Deed to Central State Bank recorded in Deed Book 333, page 804 in said Probate Office was a deed from mortgagor to mortgagee and could be classified as a deed in lieu of foreclosure and this conveyance is subject to any rights of redemption of foreclosure established as a result thereof.

TO HAVE AND TO HOLD, To the said TRIANGLE MECHANICAL CONTRACTORS, INC.,

its heirs and assigns forever.

And said CENTRAL STATE BANK, a corporation,
and assigns, covenant with said

does for itself, its successors

TRIANGLE MECHANICAL CONTRACTORS, INC., its

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said

TRIANGLE MECHANICAL CONTRACTORS, INC., its

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said CENTRAL STATE BANK, a corporation,

by its

President, William M. Schroeder
has hereto set its signature and seal, this the 10

, who is authorized to execute this conveyance,
day of September, 19 81.

ATTEST:

CENTRAL STATE BANK

Carlene R. Hadaway
Carlene R. Hadaway
STATE OF Alabama

COUNTY OF Shelby

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED
1981 SEP 10 AM 11:25

Frank A. Shawling
JUDGE OF PROBATE

By *William M. Schroeder*
William M. Schroeder President
Deed TAX 14.00
Rec 1.50
Ind 1.00
16.50

I, the undersigned said State, hereby certify that William M. Schroeder whose name as President of Central State Bank a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

a Notary Public in and for said County, in

Given under my hand and official seal, this the 10 day of September, 1981

Frank A. Shawling
Notary Public