

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Ronald W. Smith

(Address) P.O. Box 1223
Alabaster, Al 35007

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) P O Box 1227, Columbiana, Alabama 35051-1227

Form 1-17 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of **FIFTY TWO THOUSAND and NO/100 (\$52,000.00) DOLLARS**

to the undersigned grantor, **CENTRAL STATE BANK, Calera, Alabama,** a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **RONALD W. SMITH and wife, BOBBIE W. SMITH,**

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

That parcel situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run West along the North line of said Section 30 for 49.47 feet to a point on the West right-of-way line of Shelby County Highway No. 87; thence run South along said County road right-of-way line for 1139.4 feet to the beginning point of the parcel conveyed hereby; from said point thus established, continue said course along said right-of-way line for 25 feet; thence run West for 298.2 feet to a point on the East right-of-way line of I-65; thence run along said I-65 right-of-way for 338.9 feet; thence run East and parallel to the South line of the parcel conveyed hereby for 285.7 feet; thence run S-00 $^{\circ}$ -14'E for 300 feet; thence run East and parallel to the South line of the parcel conveyed hereby for 109 feet to the beginning point. Containing 1.69 acres, more or less, with a one-story metal building, according to the survey dated September 15, 1983 by R. B. Perry, Registered Land Surveyor No. 296.

SUBJECT to the following liens, encumbrances, limitations and easements:

1. All rights outstanding by reason of the statutory right-of-redemption from the foreclosure of that certain mortgage given by Triangle Mechanical Contractors, Inc. to Central State Bank, Calera, Alabama, dated September 10, 1981 and recorded in Mortgage Book 415, at Pages 338-340, said foreclosure being evidenced by foreclosure deed to Central State Bank, as Grantee, dated December 21, 1982, and recorded in Deed Book 344, at Pages 158-161, in said Probate Records.

2. Right-of-way obtained as a result of condemnation proceedings, as shown by Final Decree dated June 28, 1965, and recorded in Probate Minutes 27, at Page 698, in said Probate Records.

3. Right-of-way to State of Alabama, as shown by instrument recorded in Deed Book 204, at Page 104, in said Probate Records.

4. Right-of-way to Shelby County, as shown by instrument recorded in Deed Book 241, at Page 471, in said Probate Records.

(Continued on reverse side)

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, William M. Schroeder who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of September, 1983.

ATTEST:

Carlene R. Hadaway
Secretary
STATE OF ALABAMA }
COUNTY OF SHELBY

By William M. Schroeder
Its President

I, the undersigned, Sue S. Hope a Notary Public in and for said County in said State, hereby certify that William M. Schroeder whose name as President of Central State Bank, Calera, Alabama, 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.

Central State Bank, Calera, Alabama.

Given under my hand and official seal, this the 29th day of September, 1983.

Sue S. Hope
Notary Public

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5. Transmission line permit to Alabama Power Company, as shown by instrument recorded in Deed Book 145, at Page 373, in the Office of the Judge of Probate of Shelby County, Alabama.

6. Any and all easements and encroachments shown on survey dated September 15, 1983 by R. B. Perry, Registered Land Surveyor No. 296.

7. Easements or other uses of subject property not visible from the surface of easements or claims of easements not shown by the public records.

8. Any lien, or a right to a lien, for services, labor or material heretofore or hereinafter furnished, and imposed by law and not shown by the public records.

\$50,000.00 of the consideration for this deed is secured by a purchase money mortgage of even date from Grantees to Grantor executed and delivered simultaneously herewith.

Signed for Identification:

William M. Arnold

Central State Bank

STATE OF ALABAMA
COUNTY OF

Central State Bank
Allen, Jr
TO

WARRANTY DEED

(Corporate form, jointly for life with remainder to survivor)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1983 OCT 13 PM 12:09

see Mtg 437-791
Thomas A. Jamison, Jr
JUDGE OF PROBATE

Deed TAX 2.00
Rec 3.00
Jud 1.00
6.00

Recording Fee \$

Deed Tax \$

This form furnished by

Lawyers Title Insurance Corporation

TITLE INSURANCE
BIRMINGHAM, ALABAMA

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