

This instrument was prepared by

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

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-6 Rev. 8-70

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

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND and No/100 - - - - - (\$5,000.00) DOLLARS, in hand paid and execution and delivery of the following described purchase money mortgage to the undersigned grantor, CENTRAL STATE BANK, Calera, Alabama, a banking corporation, in hand paid by DENMAN CONSTRUCTION COMPANY, INC., a corporation, the receipt of which is hereby acknowledged, the said CENTRAL STATE BANK, Calera, Alabama, a banking corporation, does by these presents, grant, bargain, sell and convey unto the said DENMAN CONSTRUCTION COMPANY, INC., a corporation, the following described real estate, situated in Shelby County, Alabama:

See attached Exhibit "A" for legal description of real estate conveyed.

Subject only to the following liens, encumbrances, limitations and restrictions:

1. Taxes for 1984 and subsequent years, which became a lien on October 1, 1983, but are not due and payable until October 1, 1984.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 133, at Page 58, and in Deed Book 107, at Page 167, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Right-of-way granted to Southern Bell Telephone & Telephone as shown by instrument recorded in Deed Book 326, at Page 575, in Probate Records.

\$21,400.00 of the consideration for this deed is secured by a purchase money mortgage on the above described real estate from the Grantee to the Grantor, which was executed and delivered simultaneously herewith.

TO HAVE AND TO HOLD, To the said DENMAN CONSTRUCTION COMPANY, INC., a corporation, its successors heirs and assigns forever.

And said CENTRAL STATE BANK, Calera, Alabama does for itself, its successors and assigns, covenant with said DENMAN CONSTRUCTION COMPANY, INC., a corporation, its successors

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 DENMAN CONSTRUCTION COMPANY, INC., a corporation, its successors

heirs and assigns forever, against the lawful claims of all persons. There is no warranty or representation as to the condition or quality of any improvement upon this real estate or any part or portion of this real estate.

IN WITNESS WHEREOF, the said CENTRAL STATE BANK, Calera, Alabama by its

Executive Vice President, Joe L. Ball, who is authorized to execute this conveyance, day of June, 1984.

CENTRAL STATE BANK

By Joe L. Ball
Its Executive Vice President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe L. Ball, whose name as Exec. Vice 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.

Given under my hand and official seal, this the 21st day of June, 1984.

My Commission Expires August 16, 1985

Notary Public

Exhibit "A" to Warranty Deed

That part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and that part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: From the Southeast corner of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ run North 89°-31' West along the South $\frac{1}{4}$ - $\frac{1}{4}$ Section line for 417.5 feet to the point of beginning of the parcel hereby conveyed; thence from said point thus established, continue said course along said line for 852 feet to a point on the Easterly margin of a county gravel road; thence run North 18°-00' West along said gravel road margin for 145.7 feet to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run North 01°-47' East along the West $\frac{1}{4}$ - $\frac{1}{4}$ Section line for 800 feet to a point on the South right-of-way line of a paved public road known as Shelby County Road No. 61; thence run along said road right-of-way line North 68°-49' East for 233.5 feet to the point of curvature of a curve concave left, having a central angle of 9°-12', with radius of 3582.3 feet; thence continue along said right-of-way line, and the arc of said curve for 575.2 feet to the point of tangent and the end of said curve; thence continue along said road right-of-way line North 56°-04' East for 157.9 feet to a fence post and iron pin; thence run South for 1435.2 feet, to the point of beginning. Containing 21.9 acres, more or less, according to the survey dated June 16, 1983 by R. B. Perry, Land Surveyor.

SIGNED FOR IDENTIFICATION:
CENTRAL STATE BANK

BY: *John L. Bell*
Its Executive Vice President

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

1984 JUL 30 PM 2:01

Thomas A. [Signature]
JUDGE OF PROBATE

Rec 5.00
Ind 1.00
6.00

BOOK 357 PAGE 707