

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Charles O. Tidmore  
302 Thompson Street  
(Address) Columbiana, Alabama 35051

This instrument was prepared by

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

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

Form 1-1-7 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 SIXTY THOUSAND and NO/100 (\$60,000.00) Dollars

to the undersigned grantor, CENTRAL STATE BANCORPORATION, Calera, Alabama, a banking 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

CHARLES O. TIDMORE and wife, BEVERLY JOYCE V. TIDMORE,

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

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

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

1. Taxes for 1986 and subsequent years. 1986 taxes are a lien but not due and payable until October 1, 1986, which have been prorated to Grantees and are the sole responsibility of Grantees or their assigns.
2. Easements, restrictions and rights-of-way of record in the Office of the Judge of Probate of Shelby County, Alabama, or in evidence through use.

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. There is no warranty or representation as to the condition or quality or quantity of any improvement upon this real property or any part or portion of this real property.

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 26th day of June, 19 86.

CENTRAL STATE BANCORPORATION

ATTEST:

*[Signature]*  
\_\_\_\_\_  
Its Secretary

By *[Signature]*  
\_\_\_\_\_  
William M. Schroeder, Its President

STATE OF ALABAMA  
COUNTY OF SHELBY

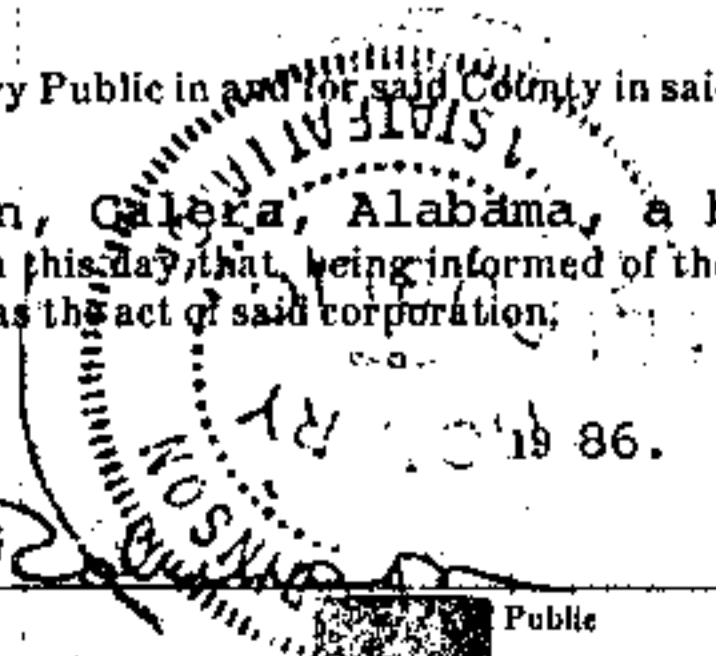
I, the undersigned, State, hereby certify that William M. Schroeder whose name as President of Central State Bancorporation, Calera, Alabama, a banking corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of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

Given under my hand and official seal, this the 26th day of June,

*[Signature]*

*[Signature]*  
\_\_\_\_\_  
Public

a Notary Public in and for said County in said



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EXHIBIT "A"

Real Estate Description

PARCEL # 1

A lot in the Town of Columbiana, Alabama, described as beginning at a point on the South right-of-way line of the Columbiana and Wilsonville paved Highway at the intersection of the East boundary of an alley which runs South from said Highway to the Kingdom public road and which alley now separates the property owned and occupied by Harold Harlin and the property herein described and which said point is marked by an iron stob on the Eastern margin of said alley; run thence in an Easterly direction along the South right-of-way line of said Columbiana and Wilsonville paved Highway a distance of 200 feet, more or less, to an iron stake marking the NW corner of the lot now known as the residence lot of Henry Moon; run thence in a Southerly direction and along the West boundary line of the said Moon lot a distance of 130 feet, more or less, to the center of a drain ditch running in a Westerly direction; run thence in a Westerly direction and along the center of said drain ditch a distance of 200 feet, more or less, to the East boundary line of the alley mentioned above which runs in a Southerly direction from said Columbiana and Wilsonville paved Highway to the Kingdom public road; run thence in a Northerly direction along the East boundary line of said alley a distance of 132 feet, more or less, to the point of beginning, and being the N $\frac{1}{2}$  of Lot No. 81, according to W. J. Horsley's Map of the Town of Columbiana and lying North of said center line of said drain ditch and being a part of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 25, Township 21, Range 1 West, Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

CENTRAL STATE BANCORPORATION

BY: *William M. Schroeder*  
 William M. Schroeder, Its President

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

1986 JUL 24 PM 3:47

*Thomas A. Snowden, Jr.*  
 JUDGE OF PROBATE

1. Deed Tax	\$ <u>60.00</u>
2. Mtg. Tax	<u>        </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>66.00</u>