

This instrument was prepared by

872

Central State Bank  
P. O. Box 180  
Calera, AL 35040

22.00

SEND TAX NOTICE  
Walter Wells, Jr.  
P. O. Box 111  
Shelby, AL 35143

(Name) Michael T. Atchison, Attorney at Law

(Address) P. O. Box 822, Columbiana, AL 35051

Form 1-1-8 Rev. 9-70

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 Sixteen Thousand and no/100----- DOLLARS,

to the undersigned grantor, Central State Bank, a banking corporation  
in hand paid by Walter Wells, Jr. ~~corporation~~

the receipt of which is hereby acknowledged, the said Central State Bank

does by these presents, grant, bargain, sell and convey unto the said Walter Wells, Jr.

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

See attached Exhibit "A" for legal description.

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TO HAVE AND TO HOLD, To the said Walter Wells, Jr., his

heirs and assigns forever.

And said Central State Bank  
and assigns, covenant with said Walter Wells, Jr., his

does for itself, 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

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

IN WITNESS WHEREOF, the said Central State Bank,

Vice President, David P. Downs  
has hereto set its signature and seal, this the 7

, who is authorized to execute this conveyance,  
day of July, 19 87.

ATTEST:

CENTRAL STATE BANK, a banking corporation

By David P. Downs Vice-President

Secretary

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, said State, hereby certify that David P. Downs, whose name as Vice President of Central State Bank, 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.

a Notary Public in and for said County, in

Given under my hand and official seal, this the 7 day of July, 19 87.

Laine Robinson  
Notary Public

My Commission Expires September 16, 1989

EXHIBIT A

County State Bank  
1000 1/2  
Shelby, AL 35040

LEGAL DESCRIPTION:

PARCEL ONE:

A part of Fraction SE 1/4 of Section 20, Township 22, Range 2 West, described as follows: Beginning in the center of the right-of-way of the Southern Railroad where a branch formerly known as the Crim Spring Branch crosses said railroad near the South line of said subdivision of said section; thence East along the center of said railroad, 630 feet to where a certain private road crosses said railroad; thence run North 26 deg. 45 min. West 589.01 feet along said road for a point of beginning; thence run South 23 deg. 45 min. East 107.5 feet; thence South 63 deg. West 421 feet to said branch or creek; thence up said creek or branch North 27 deg. West 30 feet; North 69 deg. West 40 feet; North 14 deg. West 47 feet; North 27 deg. East 108 feet; North 16 deg. West 38 feet; North 39 deg. West 104 feet; thence leaving said branch and run North 67 deg. 15 min. East 197 feet; South 17 deg. East 201 feet; thence North 62 deg. 50 min. East 205 feet to the point of beginning; being situated in Shelby County, Alabama.

Said Parcel being more particularly described as follows: Commence at the SE corner of Fractional Section 20, Township 22 South, Range 2 West; thence run Northwesterly 21 deg. 00 min. 00 sec. from the Eastline of said section 655.63 feet to the centerline of L&N Railroad tracks; thence an angle to the right of 89 deg. 57 min. 30 sec. in a Southwesterly direction along the centerline of the R.O.W. of said Railroad, 606.86 feet to the centerline of Pilgreen Drive; thence an angle to the left of 89 deg. 25 min. 55 sec. in a Northwesterly direction 588.50 feet to the point of beginning; thence an angle to the right of 6 deg. 13 min. 15 sec. 108.70 feet; thence an interior angle to the left of 99 deg. 08 min. 01 sec. 436.87 feet to the centerline of Buxahatchee Creek; thence traversing the centerline of said creek, an interior angle to the left of 83 deg. 19 min. 15 sec. 52.52 feet; thence an interior angle to the left of 203 deg. 54 min. 15 sec. 43.68 feet; thence an interior angle to the left of 124 deg. 22 min. 22 sec. 88.24 feet; thence an interior angle to the left of 176 deg. 59 min. 41 sec. 66.84 feet; thence an interior angle to the left of 229 deg. 03 min. 42 sec. 107.94 feet; thence, leaving the creek, an interior angle to the left of 78 deg. 05 min. 45 sec. 208.89 feet; thence an interior angle to the left of 84 deg. 15 sec. 00 min. 251.00 feet; thence an exterior angle to the right of 79 deg. 50 min. 00 sec. 202.89 feet to the point of beginning.

According to survey of Ben F. Carr, Jr., Reg. No. 8434, dated May 21, 1987.

PARCEL TWO:

A tract or parcel of land described as beginning at the Northeast corner at an iron stob of the lot formerly known as the T. G. Sanders lot and run thence Northerly along the West margin of a road leading Northerly from Highway No. 25, 50 feet to an iron stake which marks the Southeast corner of a lot conveyed to C. H. Trucks; thence Westerly along the South boundary of the C. H. Trucks lot 202 feet to an iron stake; thence Southerly 50 feet to an iron stake; thence Easterly to point of beginning, being a part of the East half of Fractional SE 1/4 of Section 20, Township 22 South, Range 2 West, being situated in Shelby County, Alabama.

Said parcel being more particularly described as follows: Commence at the SE corner of Fractional Section 20, Township 22 South, Range 2 West; thence run Northwesterly 21 deg. 00 min. 00 sec. from the Eastline of said section 655.63 feet to the centerline of L&N Railroad tracks; thence an angle to the right of 89 deg. 57 min. 30 sec. in a Southwesterly direction along the centerline of the R.O.W. of said railroad, 606.86 feet to the centerline of Pilgreen Drive; thence an angle to the left of 89 deg. 25 min. 55 sec. in a Northwesterly direction 588.50 feet to the point of beginning; thence an exterior angle to the right of 86 deg. 55 min. 14 sec. 202.89 feet; thence an interior angle to the left of 79 deg. 50 min. 00 sec. 50.00 feet; thence an interior angle to the left of 100 deg. 10 min. 00 sec. 202.26 feet; thence an interior angle to the left of 80 deg. 32 min. 44 sec. 49.89 feet to the point of beginning.

According to survey of Ben F. Carr, Jr., Reg. No. 8434, dated May 21, 1987.

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

1987 JUL 15 PM 12:15

*Thomas P. Saunders, Jr.*  
JUDGE OF PROBATE

- 1. Deed Tax \$ 16.00
- 2. Mtg. Tax 5.00
- 3. Recording Fee 5.00
- 4. Indexing Fee 1.00
- TOTAL 27.00