

6.00

SEND TAX NOTICE TO:
Calera Auto Sales, Inc.
Post Office Box 956
Calera, Alabama 35040

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

This instrument was prepared by

722

(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 ONE and No/100 ----- (\$1.00) 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 bank corporation,
in hand paid by
CALERA AUTO SALES, 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
CALERA AUTO SALES, INC., a corporation

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

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

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

1. Taxes for 1988 and subsequent years, which became a lien on October 1, 1987, but are not due and payable until October 1, 1988.
2. Use, occupation and ownership of the above described real property is restricted so that this real property can never be used or occupied by any institution other than Central State Bank, a banking corporation, its successors or assigns, that is engaged in "banking activities". For the purpose of this restriction, "banking activities" include the lending or depositing of funds, such as (without limitation) a banking or savings and loan institution, but shall not include the financing of any goods or products sold on said real property and the taking of any chattel mortgage, security interest, note or negotiable instrument and payment of the same and the sale or discount of any such financing documentation to any other lending institution; the intent of this restriction being to prevent any banking or savings and loan activity on this real property other than by Central State Bank, its successors or assigns. This restriction is perpetual and shall be a covenant running with the title to the above described real property, and a violation of this restrictive covenant will be subject to being enjoined by any party in interest.

All of the \$14,000.00 consideration for this deed is secured by a purchase money mortgage on the above described real property from the Grantee to the Grantor, which was executed and delivered herewith.

TO HAVE AND TO HOLD, To the said CALERA AUTO SALES, 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 CALERA AUTO SALES, 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 CALERA AUTO SALES, INC., a corporation, its successors
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 the above described real property or of any improvement upon this real property.

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

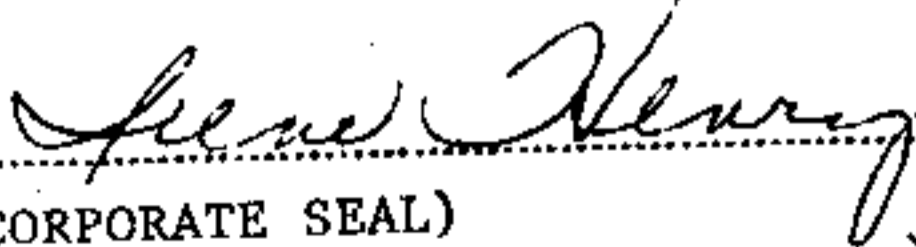
President, William M. Schroeder

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

has hereto set its signature and seal, this the 5th

CENTRAL STATE BANK

ATTEST:



(CORPORATE SEAL)
STATE OF ALABAMA
COUNTY OF SHELBY

By 

William M. Schroeder, President

I, the undersigned,
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.

Given under my hand and official seal, this the 5th day of October, 1987.



BOOK 154 PAGE 872

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

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

A part of Lots 469, 470 and 471, according to Dare's Map of the Town of Calera, or a part of Lots 1, 2 and 3, in Block 7, according to J. H. Dunstan's Map of Calera, described as follows: Begin at a point on the North side of 16th Avenue, 131 feet West of the center line of the L & N North bound track; thence run West along North side of 16th Avenue a distance of 123 feet to the East side of the Edward E. Blackerby Building; thence North along the East side of the Blackerby Building to the right-of-way of the Southern Railroad; thence Northeasterly along the right-of-way of Southern Railroad to a point 158 feet West of the center line of the North bound track of the L & N Railroad; thence Southeasterly to the point of beginning. According to survey of Ben F. Carr, Jr., Reg. #8434, dated July 7, 1987.

Situated in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:
CENTRAL STATE BANK

BY: *William M. Adams*
Its President

BOOK 154 PAGE 873

1. Deed Tax	\$	<u> </u>
2. Mtg. Tax		<u> </u>
3. Recording Fee		<u>5.00</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>6.00</u>

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

1987 OCT 12 AM 9:29

Thomas A. Snowden, Jr.
JUDGE OF PROBATE