

This instrument was prepared by

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SEND TAX NOTICE TO:
Mr. Thomas Traywick
Post Office Box 501
Calera, Alabama 35040

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

(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 SIX THOUSAND FIVE HUNDRED and No/100-----(\$6,500.00) DOLLARS, secured by the following described purchase money mortgage executed and delivered simultaneously herewith to the undersigned grantor, CENTRAL STATE BANK, Calera, Alabama, a banking corporation, in hand paid by

THOMAS TRAYWICK and JOHNNY CHAPMAN

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

THOMAS TRAYWICK and JOHNNY CHAPMAN

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. Any facts as would be disclosed by an accurate survey and inspection of the premises, including all easements evident by use.

3. All rights outstanding by reason of statutory right-of-redemption from foreclosure of that certain mortgage given by John M. Pearson, a single male, to Central State Bank dated May 26, 1982 and recorded in Mortgage Book 421, at Pages 82-84, in the Office of the Judge of Probate of Shelby County, Alabama, said foreclosure being evidenced by foreclosure deed to Central State Bank dated June 5, 1987 and recorded on June 5, 1987 at 3:22 P.M. in Real Record 134, at Pages 420-423, in said Probate Records.

All of the \$6,500.00 consideration for this deed, plus additional funds loaned of \$3,500.00, are secured by a purchase money mortgage on the above described real property from the Grantee to the Grantor, which was executed and delivered simultaneously herewith.

TO HAVE AND TO HOLD, To the said THOMAS TRAYWICK and JOHNNY CHAPMAN,

their heirs and assigns forever.

And said CENTRAL STATE BANK, Calera, Alabama does for itself, its successors and assigns, covenant with said THOMAS TRAYWICK and JOHNNY CHAPMAN, their

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 THOMAS TRAYWICK and JOHNNY CHAPMAN, 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 the above described real property or of any improvement upon this real property.

IN WITNESS WHEREOF, the said CENTRAL STATE BANK, Calera, Alabama by its President, William M. Schroeder, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 5th day of October, 1987.

CENTRAL STATE BANK

ATTEST:

Carlene R. Hadaway

(CORPORATE SEAL) Acting Secretary

STATE OF ALABAMA

COUNTY OF SHELBY

By William M. Schroeder, President

a Notary Public in and for said County, in

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.

James Robinson

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

EXHIBIT "A"
LEGAL DESCRIPTION OF REAL PROPERTY

A parcel of land located in the East half of the Northwest quarter of the Northwest quarter of Section 2, Township 24 South, Range 13 East in Calera, Alabama more particularly described as follows: Commence at a Alabama Highway Dept. Concrete Right of Way Monument on the West Right of Way line of U.S. Highway #31 in Calera, Alabama., marked Station 107+31.6 and run North 2 deg. 30 minutes 13 seconds East along said Right of Way line for 173.51 feet to the intersection of said Right of Way line with the Southerly Right of Way line of 20th Ave. thence North 86 deg. 19 minutes 17 seconds West along said Right of Way line for 79.00 feet to the point of beginning; thence continue North 86 deg. 19 minutes 17 seconds West along said Right of Way line for 50.00 feet; thence South 0 degrees 00 minutes 00 seconds East for 100.38 feet; thence South 88 degrees 59 minutes 20 seconds East for 45.66 feet; thence North 2 degrees 28 minutes 43 seconds East for 97.93 feet to the point of beginning. Situated in Shelby County, Alabama. LESS AND EXCEPT mineral rights and privileges belonging thereto.

SIGNED FOR IDENTIFICATION:
CENTRAL STATE BANK

BY: *William M. Arnold*
Its President

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STATE OF ALA. SHELBY CO.
1 CENTRE Y. THIS
INSTRUMENT WAS FILED

1987 OCT 12 AM 9:18

Thomas A. Snowling
JUDGE OF PROBATE

1. Deed Tax	\$	—
2. Mtg. Tax		—
3. Recording Fee		5.00
4. Indexing Fee		1.00
TOTAL		6.00