

SEND TAX NOTICE TO:

(Name) Central State Bank

(Address) P.O. Box 180
Calera, Alabama 35040

55-9

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY } COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY-SIX THOUSAND AND NO/100 (\$86,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Curtis L. Lowery, the sole heir and next of kin of Pat L. Lowery and Bevie Lowery, and wife, Becky Lowery

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Central State Bank, an Alabama banking corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PROPERTY BEING DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE PART AND PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN, WHICH SAID EXHIBIT IS SIGNED FOR THE PURPOSE OF IDENTIFICATION.

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 7th day of December, 19 87.

..... (Seal)	<u>Curtis L. Lowery</u> (Seal)
..... (Seal)	<u>Becky Lowery</u> (Seal)
..... (Seal) (Seal)

STATE OF ALABAMA
SHELBY } COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Curtis L. Lowery, the sole heir and next of kin of Pat. L. Lowery & Bevie Lowery, and wife, Becky Lowery whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of December, A. D., 19 87

EXHIBIT "A"

PARCEL I:

A parcel or lot of ground fronting 100 feet on Main Street, now known as Alabama Highway Number 25, embracing all of the West end of Block "F" between Main Street and Lapsley Avenue according to Dare's Plat of Calera, Alabama, made the first part of May, 1869, and being and lying in the Town of Calera, Alabama.

ALSO, a part of Block "F" according to Dare's Plat of Calera, Alabama, the said lot being 100 feet on Main Street, now known as Alabama Highway Number 25, commencing at the Southeast corner of the lot already described above and extending East along said Main Street, now known as Alabama Highway Number 25, a distance of 100 feet; run thence North a distance of 240 feet, more or less, to Lapsley Avenue; run thence in a Westerly direction along said Lapsley Avenue a distance of 100 feet, more or less, to the Northeast corner of first above described lot; run thence South to the point of beginning and situated in Town of Calera, Alabama, all according to Dare's Survey of the Town of Calera.

Being the same property as Lot 1, Block 190, according to Dunstan's Map of the Town of Calera, as shown on survey of Ben F. Carr, Jr. Reg. No. 8434, dated October 30, 1987.

PARCEL II:

Also that portion of 13th Avenue vacated by the City of Calera, as shown in Misc. Book 2, page 789, more particularly as follows:

Commence at the NE corner of Lot 1, Block 190, of Dunstan's Map of Calera; thence North 41.26 feet; thence 114 deg. 40' left, 220.04 feet; thence 65 deg. 20' left 41.26 feet; thence 114 deg. 40' left 220.04 feet to the point of beginning. According to survey of Ben F. Carr, Jr., Reg. No. 8434, dated October 30, 1987.

Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1988 and subsequent years.
2. Encroachments of improvements into a public right of way as shown on survey of Ben F. Carr, Jr., Reg. No. 8434, dated October 30, 1987.

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

1987 DEC -8 AM 9:04

Thomas A. Schaubert, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>86.00</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>92.00</u>

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