

954
SEND TAX NOTICE TO:

(Name) Shane D. Schroeder

P.O. Box 180

(Address) Calera, AL 35040

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-8 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 and no/100-----DOLLARS,

to the undersigned grantor, Central State Bank
in hand paid by Shane D. Schroeder and Mike Jones

a 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
Shane D. Schroeder and Mike Jones

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

Commence at the SW corner of the SW 1/4 of Section 12, Township 21 South, Range 1 East; thence run East along the South line of said 1/4 Section for 1108.23 feet to the Northeasterly right of way of Old Lokey Perry Road; thence 129 degrees 08 minutes 24 seconds left run Northwesterly along said said right of way for 252.70 feet to the point of beginning; thence continue last described course for 133.33 feet to a point; thence 68 degrees 52 minutes 28 seconds right and run 181.57 feet to a point; thence 106 degrees 57 minutes 30 seconds right and run 122.96 feet to a point; thence 71 degrees 02 minutes 39 seconds right and run 193.88 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD, To the said

Shane D. Schroeder and Mike Jones, their

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12:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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heirs and assigns forever.

And said Central State Bank does for itself, its successors and assigns, covenant with said Shane D. Schroeder and Mike Jones, 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

Shane D. Schroeder and Mike Jones, their

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

IN WITNESS WHEREOF, the said Central State Bank

by its

President, William M. Schroeder, Sr.

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 28th day of June, 19 96.

ATTEST:

CENTRAL STATE BANK

Secretary

By William M. Schroeder, Sr. President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that William M. Schroeder, Sr. whose name as President of Central State Bank 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 28th day of June 19 96.

Letty Callan
BY COMMISSION OFF NOTARY PUBLIC

Inst # 1996-22492