

Cahaba Title, Inc.

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This instrument was prepared by:
(Name) Mitchell A. Spears, Attorney
(Address) P.O. Box 119
Montevallo AL 35115

Send Tax Notice to:
(Name) Leslie H. Green
(Address) 4737 Highway 119
Montevallo, AL 35115

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FORTY FIVE THOUSAND and 00/100----- (\$45,000.00)----- DOLLARS

to the undersigned grantor, CENTRAL STATE BANK

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presentes, grant, bargain, sell and convey unto LESLIE H. GREEN

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

Tract 3, according to the survey of Green Family Estates, as recorded in Map Book 17, Page 61 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Taxes for 1997 and subsequent years. 1997 ad valorem taxes are a lien but not due and payable until October 1, 1997.

Permits to Alabama Power Company recorded in Deed Book 143, Page 431; Deed Book 121, Page 430; Deed Book 107, Page 150 and Deed Book 87, Page 277 in Probate Office of Shelby County, Alabama.

Subject to easement for ingress and egress and utilities running through cation lands as shown on Map Book 17, Page 61.

Restrictions as recorded in Inst. No. 1993-20463 in Probate Office.

Fence as shown on recorded map.

PURCHASE MONEY FIRST MORTGAGE FROM GRANTEE IN FAVOR OF CENTRAL STATE BANK, EXECUTED ON EVEN DATE HERewith, IN THE SUM OF \$45,000.00.

02/25/1997-05861

02/25/1997-05861
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its William M. Schroeder, Sr. Its President, who is authorized to execute this conveyance, hereto set its signature and seal.

this the 21st day of February, 19 97.

ATTEST:

Secretary

CENTRAL STATE BANK
By William M. Schroeder, Sr.
Its: William M. Schroeder, Sr., President

STATE OF ALABAMA

Shelby County }

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 21st day of February, 19 97

Bill Davis
Notary Public
My Commission Expires April 8, 1999