

Send Tax Notice to:
Central State Bank
P. O. Box 180
Calera, AL 35040

Inst # 1997-12071

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Seventy-eight Thousand, Two Hundred Seventy-four & 00/100 (\$278,274.00) Dollars, to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned **SHELBY COUNTY, ALABAMA, a political subdivision of the State of Alabama** (herein referred to as grantor) does grant, bargain, sell and convey unto **Central State Bank** (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2, according to the subdivision plat of Shelby West Corporate Park South, Phase I, as recorded in Map Book 22, page 74, Instrument No. 1997-11940, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

- (1) General and special taxes or assessments for 1997 and subsequent years not yet due and payable.
- (2) Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1996-38767 in Probate Office.
- (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 352, page 805, in Probate Office, as well as any other mineral and mining rights not owned by the grantor.
- (4) Restrictions, limitations and conditions as set out on the subdivision plat in which subject property is situated.
- (5) Shelby County reserves the right to widen and otherwise improve County Roads 12 and 87, including the intersection thereof, and may require another 20-foot right of way at some future date in addition to that shown on the recorded plat. Should said right of way be required, the parties agree it shall be dedicated to Shelby County at a cost of \$3.36 per square foot of needed right of way. Said additional right of way at said \$3.36 per square foot shall not exceed 20 feet in width.
- (6) Grantor reserves unto itself, its successors and assigns, for the use and benefit of the public a right of flight for the passage of aircraft in the airspace above the surface of the real property herein described, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the said airspace, and for use of said airspace for landing on, taking off from, or operating on the Shelby County Airport.
- (7) Grantor reserves unto itself, its successors and assigns, the right to restrict the height of structures, objects of natural growth and other obstructions on the herein described property to a height not to exceed that described by the provisions of the "Shelby County Airport Height Hazard and Land Use - Zoning Ordinance".
- (8) Grantor reserves unto itself, its successors and assigns, the right to prevent any use of the herein described real property which would interfere with landing or taking off of aircraft at the Shelby County Airport, or otherwise constitute an airport hazard.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

04/18/1997-12071
10:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCO 289.50

And the undersigned does for itself, its successors and assigns, covenant with the said grantee, its successors 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; that it will and its successors and assigns shall, warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **SHELBY COUNTY, ALABAMA**, a political subdivision of the State of Alabama, by its County Manager, Alex Dudchock, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of April, 1997.

**SHELBY COUNTY, ALABAMA, a political
subdivision of the State of Alabama**

By Alex Dudchock
Its Co. Mgr. - 4-17-97

STATE OF ALABAMA
SHELLY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alex Dudchock, whose name as County Manager for Shelby County, Alabama, a political Subdivision of the State of Alabama, 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, in his capacity as such County Manager, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of April, 1997.

Janice E. Culver
Notary Public

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