PEGGE KILLINGSWORTH and

SEND TAX NOTICE TO: DONALD E. LOWERY

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P.O. Box 119

Montevallo AL 35115 (Address)

Form TTTLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS! \* \* \* \*

That in consideration of TWENTY TWO THOUSAND and 00/100-----(\$22,000.00)------DOLLARS

CENTRAL STATE BANK to the undersigned grantor, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

PEGGIE KILLINGSWORTH and DONALD E. LOWERY

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama to-wit:

Commence at the intersection of the Eastern right of way line of 14th Street, if extended, and 100 feet South of the centerline of the Souther Railway's main line; thence Westerly and parallel with said Southern Railway for a distance of 37.79 feet to the point of beginning thence continue Westerly a distance of 49.21 feet; thence 90 deg. 00 min. right and run in a northerly direction a distance of 50 feet to the Southern right of way line of said Southern Railway; thence 90 deg. 00 min. right and run in an Easterly direction along the southerly right of way line of Southern Railway a distance of 49.21 feet; thence 90 deg. 00 min. right and run in a southerly direction parallel to the eastern right of way line of 14th Street, if extended, a distance of 50 feet to the point of beginning; being situated in Calera, Shelby County, Alabama, Shelby County, Alabama.

## SUBJECT TO:

Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, gas, oil, sand and gravel in, on and under subject property.

General and special taxes or assessments for 1996 and subsequent years not

yet due and payable.

Easements and rights of way affecting subject property.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN ON EVEN DATE HEREWITH, IN FAVOR OF CENTRAL STATE BANK, IN THE SUM OF \$18,000.00.

> 08/01/1997-24208 12:35 PM CERTIFIED

12:35 PH TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, Stieff Light Property of their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 auccessors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

William M. Schroeder IN WITNESS WHEREOF, the said GRANTOR, by its President. 19 97 JULY who is authorized to execute this conveyance, has hereto set its signature and seal, this the

Secretary

CENTRAL STATE BANK

STATE OF ALABAMA SHELBY COUNTY OF

the undersigned authority

a Notary Public in and for said County in said

State, hereby certify that William M. Schroeder 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

day of

JULY

**Notary Public**