

This instrument was prepared by

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Form 1-1-8 Rev. 8-78

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 Twenty-Eight Thousand, Five Hundred and no/100-----DOLLARS.

to the undersigned grantor, Central State Bank
in hand paid by Richard Maddox and Larry Maddox

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

Richard Maddox and Larry Maddox

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

Commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 24, Township 21 South, Range 1 West, and thence run along the South line of said forty South 86 degrees 10 minutes West 808 feet; thence South 3 degrees East 335.2 feet; thence South 89 degrees 20 minutes West 305 feet; thence South 17 degrees 15 minutes West 302 feet, to the North line or margin of East College Street, also known as Kingdom Road and as Shelby County Highway #28; thence along the North line or margin of said Kingdom Road South 73 degrees 15 minutes West 490 feet; thence North 28 degrees 45 minutes West 314.3 feet to the South line or margin of the Columbiana-Wilsonville Highway, known now as Alabama Highway #25, which is the point of beginning of the lot herein conveyed; thence along the South line or margin of said Columbiana-Wilsonville Highway North 49 degrees 15 minutes East 150 feet; thence South 28 degrees 45 minutes East 150 feet; thence South 49 degrees 15 minutes West 150 feet; thence North 28 degrees 45 minutes West 150 feet to the point of beginning. Being situated in the NE 1/4 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way, and permits of record. Also subject to the statutory rights of redemption from that certain foreclosure deed dated April 28, 1997, recorded as Instrument #1997-13001, in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Richard Maddox and Larry Maddox, their

heirs and assigns forever.

And said Central State Bank does for itself, its successors
and assigns, covenant with said Richard Maddox and Larry Maddox, 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 Richard Maddox and Larry Maddox, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Central State Bank

President, William M. Schroeder, Sr.

has hereto set its signature and seal, this the 15th

04/03/1998-11944
01:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
26.50
by its
who is authorized to execute this conveyance,
day of April, 1998.

ATTEST:

CENTRAL STATE BANK

Secretary
Secretary

William M. Schroeder, Sr.
By William M. Schroeder, Sr., its President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority 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 15th day of April, 1998.

My Commission Expires April 6, 1999

Notary Public
Notary Public