

This instrument was prepared by

SEND TAX NOTICE TO: C & C Realty, LLC

(Name) Mike T. Atchison, Attorney
P.O. Box 822

345 12th ST. S.W.

(Address) Columbiana, Alabama 35051

ALABASTER, AL 35007

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

Inst # 2002-13550

That in consideration of One Hundred Twelve Thousand and no/100-----DOLLARS,

to the undersigned grantor, CENTRAL STATE BANK, a corporation,
in hand paid by C & C Realty, L.L.C. 10:49 AM CERTIFIED

the receipt of which is hereby acknowledged, the said CENTRAL STATE BANK

does by these presents, grant, bargain, sell and convey unto the said C & C Realty, L.L.C.

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

PARCEL I:

A parcel of land situated in Block 173 of J. H. Dunstan's Survey of the Town of Calera, Shelby County, Alabama and being more particularly described as follows: Begin at the point of intersection of the easterly right of way of Louisville and Nashville Railroad and the Northwesterly right of way of the Southern Railroad in the Town of Calera, Alabama, and run northerly along said right of way of Louisville and Nashville Railroad for a distance of 225.56 feet to an iron rebar; thence turn a deflection angle right of 85 degrees 53 minutes 17 seconds right for a distance of 223.67 feet to the West right of way line of 9th street and an iron rebar; thence turn a deflection angle of 75 degrees 05 minutes 24 seconds right along said right of way of 9th street a distance of 127.31 feet to the right of way of Southern Railroad and an iron rebar; thence turn a deflection angle of 84 degrees 24 minutes 15 seconds right along said right of way a distance of 291.05 feet to the Point of Beginning.

According to the survey of Joseph E. Conn, Jr., #9049, dated July 31, 1996.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way, and permits of record. Also subject to statutory rights of redemption from that certain foreclosure deed as recorded in Instrument #2002-01013, in the Probate Office of Shelby County, Alabama.

\$ _____ of the above recited consideration was paid from a mortgage recorded simultaneously herewith. ~~TO HAVE AND TO HOLD, To the said~~

C & C Realty, L.L.C., its successors ~~heirs~~ and assigns forever.

And said CENTRAL STATE BANK does for itself, its successors and assigns, covenant with said C & C Realty, L.L.C., its successors

~~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

C & C Realty, L.L.C., its successors ~~heirs, executors~~ and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said CENTRAL STATE BANK by its
Exec. Vice - President, David P. Downs, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 4TH day of February, 19 2002.

ATTEST:

CENTRAL STATE BANK

Carlene R. Hadaway
Secretary

By *David P. Downs* - its Exec. Vice-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 David P. Downs whose name as Exec. Vice-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 4TH day of February, 19 2002.

MY COMMISSION EXPIRES FEBRUARY 28, 2004

Mary T. Baker
Notary Public