

PREPARED BY:

MICHAEL T. ATCHISON
P O Box 822
Columbiana, AL 35051

SEND TAX NOTICE TO:

William L. Patterson

STATUTORY WARRANTY DEED



20030114000027850 Pg 1/3 77.00
Shelby Cnty Judge of Probate, AL
01/14/2003 13:28:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Sixty Thousand and no/100 -----dollars (\$60,000.00) to the undersigned Grantor, CENTRAL STATE BANK, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, William L. Patterson and Susan Elaine Patterson, in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way, and permits of record.

Grantor makes no representations or warranties of any kind or character expressed or implied as to the condition of the property or as to any improvements, fixtures, and appliances located on said property. By recording this deed the Grantee represents to Grantor that they have inspected the property, improvements, fixtures, and appliances located on said property and agree that they have accepted the property, improvements, fixtures and appliances as their "as is" condition.

TO HAVE AND TO HOLD to the said Grantee, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer on this 11th day of December, 2002.

CENTRAL STATE BANK

BY: Carlene R. Hadaway
Carlene R. Hadaway
As: Senior 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 Carlene R. Hadaway, whose name as Senior Vice President of Central State Bank, 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, she, 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 11th day of December, 2002


Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MAY 7, 2006

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 2:

Commence at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama and run thence North 88 degrees 26 minutes 35 seconds West along the North line of said quarter-quarter line a distance of 210.56 feet to a point; thence run South 13 degrees 31 minutes 28 seconds East a distance of 242.97 feet to a point; thence run South 87 degrees 11 minutes 10 seconds West a distance of 219.63 feet to a point on the Easterly right-of-way line of Hughes Road; thence run South 13 degrees 16 minutes 28 seconds East along said right-of-way a distance of 116.89 feet to the point of beginning; thence run North 77 degrees 28 minutes 26 seconds East and leaving said right of way a distance of 301.46 feet; thence run South 12 degrees 32 minutes 17 seconds East a distance of 144.07 feet to a point; thence run South 77 degrees 23 minutes 8 seconds West a distance of 301.37 feet to a point on the Easterly right-of-way line of Hughes Road; thence run North 12 degrees 34 minutes 21 seconds West along said right-of-way line a distance of 144.54 feet to the point of beginning.

Parcel 3:

Commence at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama and run thence North 88 degrees 26 minutes 35 seconds West along the North line of said quarter-quarter line a distance of 210.56 feet to a point; thence run South 13 degrees 31 minutes 28 seconds East a distance of 242.97 feet to a point; thence run South 87 degrees 11 minutes 10 seconds West a distance of 219.63 feet to a point on the Easterly right-of-way line of Hughes Road; thence run South 13 degrees 16 minutes 28 seconds East along said Easterly right-of-way line a distance of 116.89; thence run North 77 degrees 28 minutes 26 seconds East and leaving said right of way a distance of 301.46 feet; thence South 12 degrees 32 minutes 17 seconds East a distance of 144.07 feet; thence South 77 degrees 23 minutes 8 seconds West a distance of 201.37 feet to the point of beginning; thence run South 16 degrees 47 minutes 11 seconds East a distance of 99.86 feet; thence South 77 degrees 18 minutes 14 seconds West a distance of 100.00 feet to the easterly right of way of Hughes Road; thence North 16 degrees 46 minutes 49 seconds West along said right of way a distance of 100.00 feet; thence North 77 degrees 23 minutes 8 seconds East and leaving said right of way a distance of 100.00 feet to the POINT OF BEGINNING.

Parcel 4:

Commence at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama and run thence North 88 degrees 26 minutes 35 seconds West along the North line of said quarter-quarter line a distance of 210.56 feet to a point; thence run South 13 degrees 31 minutes 28 seconds East a distance of 242.97 feet to a point; thence run South 87 degrees 11 minutes 10 seconds West a distance of 219.63 feet to a point on the Easterly right-of-way line of Hughes Road; thence run South 13 degrees 16 minutes 28 seconds East along said right-of-way line a distance of 116.89 feet; thence run North 77 degrees 28 minutes 26 seconds East and leaving said right of way a distance of 301.46 feet;

thence run South 12 degrees 32 minutes 17 seconds East a distance of 144.07 feet; thence run South 77 degrees 23 minutes 8 seconds West a distance of 201.37 feet; thence South 16 degrees 47 minutes 11 seconds East a distance of 99.86 feet; thence South 77 degrees 18 minutes 14 seconds West a distance of 100.00 feet to the easterly right of way of Hughes Road; thence South 16 degrees 46 minutes 49 seconds East along said right of way a distance of 44.51 feet; thence North 87 degrees 43 minutes 18 seconds East and leaving said right of way a distance of 142.64 feet; thence South 4 degrees 44 minutes 23 seconds East a distance of 152.44 feet; thence South 81 degrees 42 minutes 52 seconds West a distance of 147.57 feet to the easterly right of way of Hughes Road; thence South 4 degrees 40 minutes 52 seconds West along said right of way a distance of 10.74 feet; thence South 14 degrees 25 minutes 58 seconds West along said right of way a distance of 135.17 feet; thence South 35 degrees 42 minutes 22 seconds West along said right of way a distance of 106.47 feet to the southerly line of a 100' Alabama Power Easement lying 100' North of described line; thence South 76 degrees 17 minutes 56 seconds East and leaving said right of way and along said easement a distance of 728.71 feet to the westerly right of way of abandoned Old Page Road; thence North 21 degrees 14 minutes 22 seconds East along said right of way and leaving said easement a distance of 149.57 feet; thence North 32 degrees 8 minutes 42 seconds East along said right of way a distance of 192.91 feet; thence North 1 degree 35 minutes 32 seconds West along said right of way a distance of 83.75 feet; thence North 5 degrees 0 minutes 8 seconds West along said right of way a distance of 151.83 feet; thence North 2 degrees 9 minutes 24 seconds West along said right of way a distance of 146.06 feet; thence North 4 degrees 2 minutes 19 seconds east along said right of way a distance of 176.21 feet; thence North 1 degree 44 minutes 21 seconds West along said right of way a distance of 54.38 feet; thence South 89 degrees 54 minutes 54 seconds West and leaving said right of way a distance of 545.79 feet to the point of beginning.

According to the survey of Rodney Shiflett, dated September 10, 2002.