

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

SEND TAX NOTICE TO:
Charles Ray Ellis
2105 Co. Rd. 107
RANDOLPH, AL 36792

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of SIXTY THOUSAND ONE HUNDRED TWENTY NINE AND 41/100 dollars (\$60,129.41) 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, Charles Ray Ellis, in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

A lot in the NW 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 3 West, described as follows: Commence at the NW corner of the NW 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 3 West; thence run South along the West line of said 1/4-1/4 Section a distance of 315 feet to the point of beginning; from this point continue South along the West line of the 1/4-1/4 Section a distance of 47.40 feet; thence turn an angle of 83 degrees 13 minutes to the left and run a distance of 146.00 feet; thence turn an angle of 96 degrees 47 minutes to the left and run a distance of 71.21 feet; thence turn an angle of 92 degrees 35 minutes to the left and run a distance of 145.06 feet to the point of beginning. Situated in the NW 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama.

ALSO, Begin at the Northwest corner of Section 2, Township 21 South, Range 3 West, and run East along the North line of said Section 143 feet; thence turn an angle of 87 degrees 41 minutes to the right and run 302.67 feet; thence turn an angle of 87 degrees 25 minutes to the right and run 143.1 feet to the West line of said Section; thence turn an angle of 92 degrees 35 minutes to the right and run 315 feet to the point of beginning.

LESS AND EXCEPT that portion of the above described property conveyed by deed recorded in Real Record 125, Page 920, in Probate Office of Shelby County, Alabama.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way, and permits of record.

Subject to right of redemption by foreclosure deed recorded in Inst. No. 2003111400752870, dated November 7, 2003, Probate Office of Shelby County, Alabama.

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 2ND day of December, 2003.

CENTRAL STATE BANK

BY: 

SHANE D. SCHROEDER, 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 SHANE D. SCHROEDER, whose name as 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 2ND day of December, 2003.

Mary T. Baker
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES FEBRUARY 28, 2004

Central State Bank
P.O. BOX 180
Calera, AL 35040