

PREPARED BY:

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

SEND TAX NOTICE TO:

Jimmy D. Shinn
Karen M. Amberson
12030 Hwy. 17
Montevallo, AL 35115

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Forty Six Thousand and no/100 -----dollars (\$46,000.00) 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, Jimmy D. Shinn and Karen M. Amberson, 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 EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2004 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 17th day of February, 2004.

CENTRAL STATE BANK

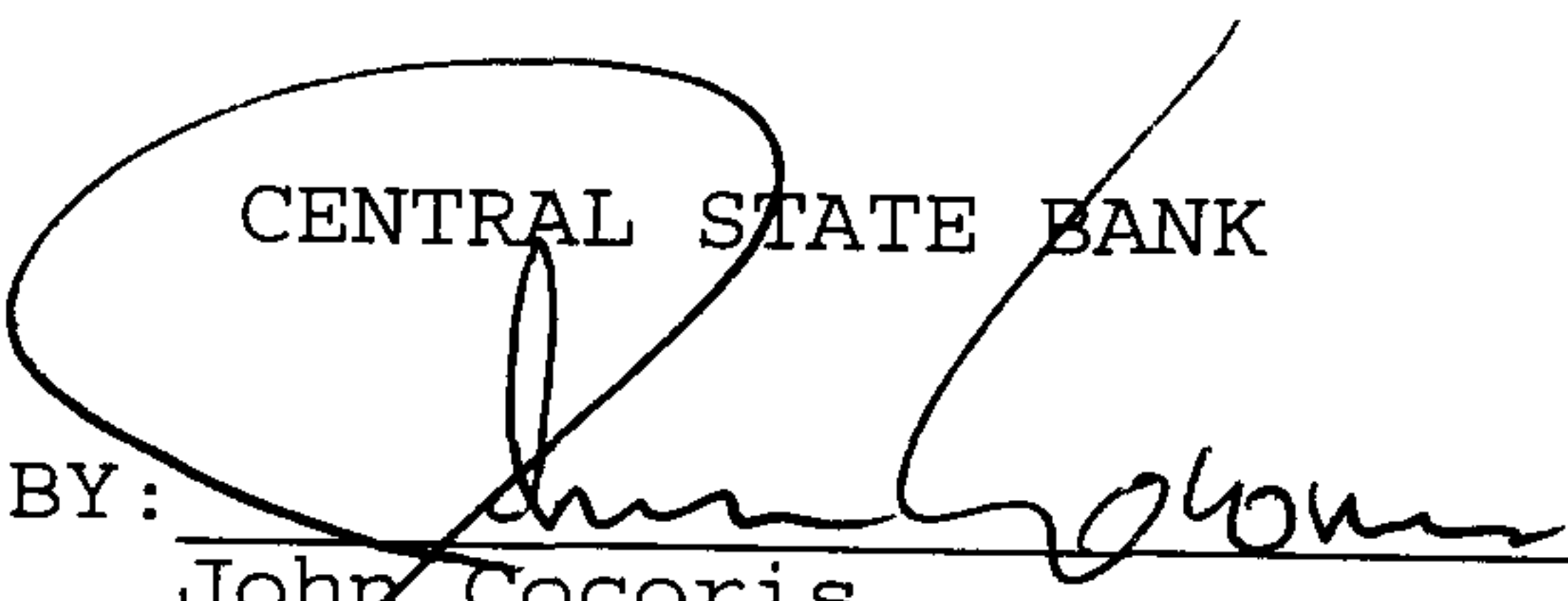
BY: 
John Cocoris
As: Vice President

EXHIBIT "A"
LEGAL DESCRIPTION

A part of the NW 1/4 of SW 1/4 of Section 28, Township 21 South, Range 3 West, more particularly described as follows: Begin at the SW corner of said forty acres and run North along West line of said forty a distance of 246 feet to SW corner of Alexander lands; thence North 87 degrees 30 minutes East along the South line of Alexander Lands a distance of 467.5 feet to the SW corner of Sewell Tract of land; thence continue East along South line of Sewell Land to intersection with West right of way line of Montevallo-Maylene Highway; thence in a Southeasterly direction along the West right of way line of said Highway to the intersection with South line of forty acres; thence West along South line of NE 1/4 of SW 1/4 of said Section to the point of beginning.

Together with rights to use the easements reserved in deed recorded in Real Record 259, Page 760, in Probate Office.

LESS AND EXCEPT THE FOLLOWING PARCELS:

EXCEPTION 1:

Commence at the Southwest corner of the NW 1/4 of the SW 1/4, Section 28, Township 21 South, Range 3 West, Shelby County, and run thence Easterly along the South line of said 1/4-1/4 Section a distance of 720.96 feet to a point; thence 124 degrees 45 minutes 49 seconds left and run 105.0 feet to a point; thence turn 124 degrees 45 minutes 49 seconds right and run Easterly 57.63 feet to the point of beginning of the property herein described; thence 6 degrees 30 minutes 09 seconds left and run 115.06 feet to a point; thence turn 17 degrees 38 minutes 58 seconds left and run 149.59 feet to a point; thence turn 15 degrees 08 minutes 22 seconds left and run 49.47 feet to a point on the Westerly right of way line of Highway No. 17; thence turn 85 degrees 28 minutes 25 seconds left and run Northwesterly along said right of way line 65.37 feet to a point; thence turn 124 degrees 45 minutes 49 seconds left and run Westerly 251.83 feet to a point; thence turn 89 degrees 59 minutes 55 seconds left and run 159.26 feet to the point of beginning.

EXCEPTION 2:

Commence at the Southwest corner of the NW 1/4 of the SW 1/4 of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence Easterly along the South line of said Quarter-Quarter Section a distance of 720.96 feet to a point; thence turn 124 degrees 45 minutes 49 seconds left and run 105.0 feet to a point; thence turn 124 degrees 45 minutes 49 seconds right and run Easterly a distance of 170.0 feet to the point of beginning of the property being described; thence continue last described course a distance of 250 feet to a point on the Westerly right of way line of Highway No. 17; thence turn 124 degrees 45 minutes 59 seconds left and run Northwesterly along said right of way line 102.36 feet to a point; thence turn 85 degrees 42 minutes 52 seconds left and run 66.17 feet to a point; thence turn 10 degrees 03 minutes 06 seconds right and run 143.64 feet to the point of beginning.

EXCEPTION 3:

That certain tract of land described as beginning at the point of intersection of the West line of the Montevallo and Elyton public road, as located and used on September 16, 1935, with the South line of Section 28, Township 21, Range 3 West; run thence North along the West right of way line of said Elyton-Montevallo public road as located in 1935 as aforesaid, a distance of 105 feet; run thence West and parallel with the South line of said Section 28, a distance of 420 feet; run thence South and parallel with the right of way of said Montevallo and Elyton public road, as aforesaid, a distance of 105 feet to the South line of said Section 28; run thence East along the South line of said Section 28, a distance of 420 feet, more or less, to the point of beginning.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Cocoris, 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 17th day of February, 2004.


Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MARCH 12, 2007