

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


Send Tax Notice to:
Richard & Carolyn McClure

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FORTY FIVE THOUSAND ONE HUNDRED SIXTY FOUR AND 27/100 (\$45,164.27)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

CENTRAL STATE BANK


20041012000564640 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
10/12/2004 15:36:00 FILED/CERTIFIED

(herein referred to as grantor) grant, bargain, sell and convey unto,

RICHARD ERIC MCCLURE AND CAROLYN MCCLURE

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"
Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the household of the grantor, or of his spouse.

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

\$ All of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1ST day of October, 2004.

CENTRAL STATE BANK


JOHN COCORIS, VICE PRESIDENT

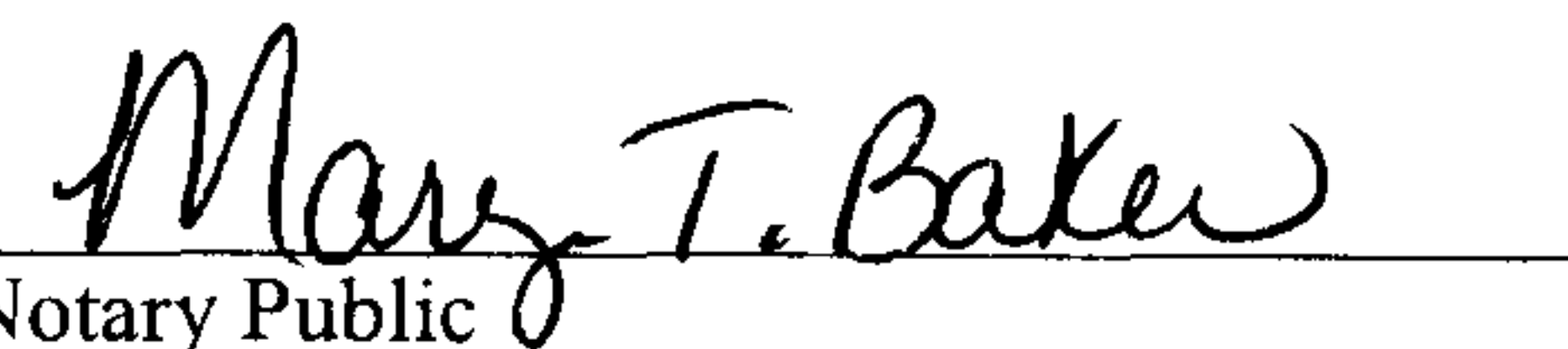
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby

JOHN COCORIS AS VICE PRESIDENT OF CENTRAL STATE BANK

whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1ST day of October, 2004.


Notary Public

My commission expires: 10-16-04

MY COMMISSION EXPIRES FEBRUARY 28, 2008

EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the NE corner of the SE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 1 West, Shelby County, Alabama; thence South 1 degrees 3 minutes 30 seconds West along the East line of said 1/4-1/4 Section a distance of 328.04 feet; thence South 89 degrees 26 minutes 27 seconds West a distance of 1344.54 feet; thence North 0 degrees 36 minutes 14 seconds East a distance of 325.36 feet; thence North 89 degrees 19 minutes 46 seconds East a distance of 1347.19 feet to the point of beginning.

Together with an easement and right of way for purposes of utilities, water line, ingress and egress as follows:

EASEMENT A:

Commence at the SE corner of the SE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 1 West, Shelby County, Alabama; thence North 1 degrees 3 minutes 30 seconds East along the East line of said 1/4-1/4 Section a distance of 656.09 feet; thence South 89 degrees 33 minutes 9 seconds West a distance of 30.61 feet to the point of beginning of the centerline of a 60-foot ingress, egress, and utility easement lying 30 feet to either side of and parallel to described line; thence North 1 degrees 4 minutes 43 seconds East along said centerline a distance of 138.42 feet; thence North 77 degrees 54 minutes 28 seconds East along said centerline a distance of 159.99 feet; thence North 44 degrees 17 minutes 46 seconds East along said centerline a distance of 76.93 feet; thence North 18 degrees 59 minutes 46 seconds East along said centerline a distance of 68.52 feet; thence North 58 degrees 35 minutes 32 seconds East along said centerline a distance of 53.44 feet to the centerline of Egg and Butter Road and the end of said centerline.

EASEMENT B:

Commence at the SE corner of the SE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 1 West, Shelby County, Alabama; thence North 1 degrees 3 minutes 30 seconds East along the East line of said 1/4-1/4 Section a distance of 656.09 feet; thence South 89 degrees 33 minutes 9 seconds West a distance of 30.01 feet; thence North 1 degrees 4 minutes 43 seconds East a distance of 138.42 feet to the point of beginning of the centerline of a 60-foot ingress, egress, and utility easement lying 30 feet to either side of and parallel to described centerline; thence North 1 degrees 4 minutes 43 seconds East along said centerline a distance of 189.57 feet to the END of said centerline.

Situated in Shelby County, Alabama.