


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
UNION STATE BANK
PO BOX 847
PELL CITY, AL.

WARRANTY DEED


20041221000695150 Pg 1/2 93.50
Shelby Cnty Judge of Probate, AL
12/21/2004 11:27:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Seventy-nine thousand five hundred twenty-three and No/100 Dollars (\$79,523.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Ron L. Whitworth and wife, Janice N. Whitworth, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Union State Bank, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.


SUBJECT TO: (1) Taxes due in the year 2005 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

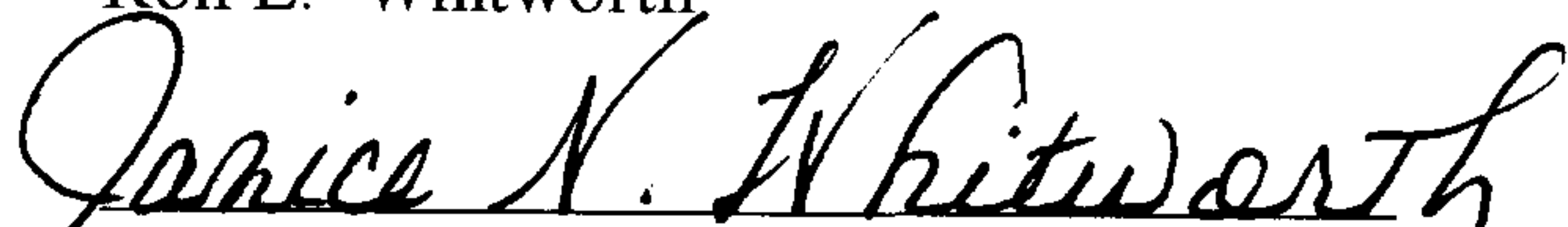
Grantors represent and warrant that there are no assessments due any governmental or quasi governmental agencies, including, without limitation, North Shelby County Fire and Medical District and North Shelby County Library District.


TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 17th day of December, 2004.

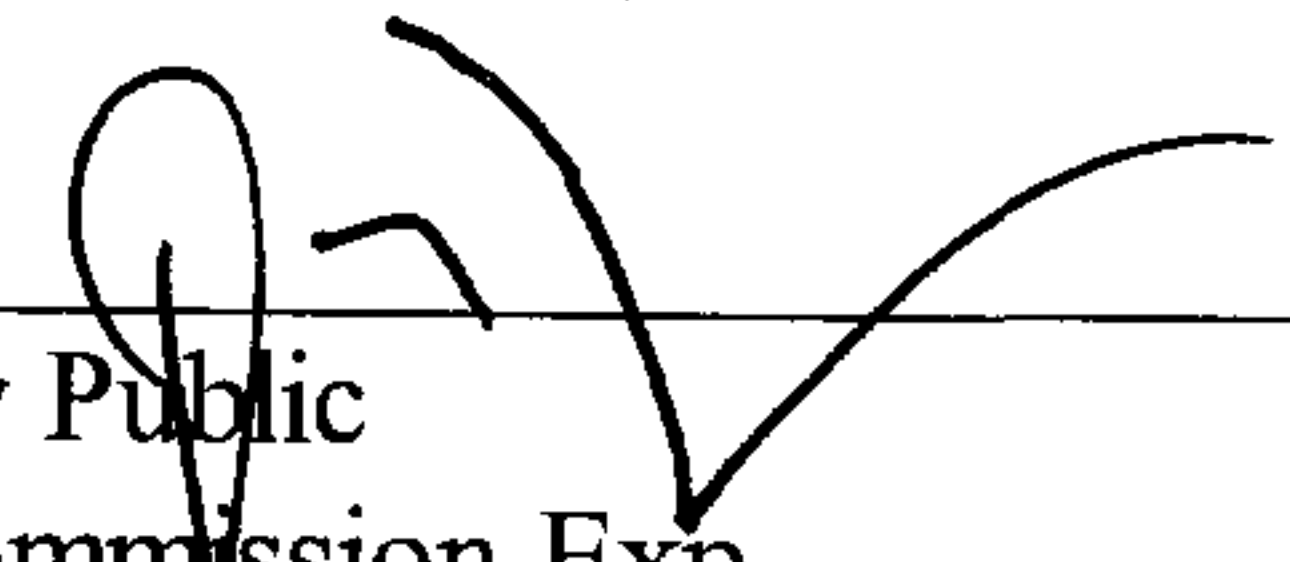

Ron L. Whitworth


Janice N. Whitworth

STATE OF ALABAMA)
 COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Ron L. Whitworth and wife, Janice N. Whitworth, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of December, 2004.



Notary Public
My Commission Exp. _____

EXHIBIT A
WHITWORTH TO
UNION STATE BANK

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Part of the Northeast Quarter of Northwest Quarter of the Northeast Quarter of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run South along the West $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ line 208.71 feet to the point of beginning; thence continue last course 319.45 feet; thence turn left 87 degrees, 49 minutes, 15 seconds and run East 104.36 feet; thence turn left 92 degrees, 10 minutes, 45 and run North 319.59 feet; thence turn left 87 degrees, 54 minutes, 00 seconds and run West 104.36 feet to the point of beginning. Less and Except any part in the right of way of a public road.

Situated in Shelby County, Alabama.