Send Tax Notice To:
HARRIE DURKEE
4860 Hwy 47
Shelby Ala 35143

20050603000269200 1/2 $17.50
Shelby Cnty Judge of Probate, AL
06/03/2005 10:37:39AM FILED/CERT

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

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **FORTY THREE THOUSAND THREE HUNDRED SIXTY THREE and 27/00 ($43,363.27)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

CENTRAL STATE BANK

grant, bargain, sell and convey unto,

HARRIE DURKEE

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.
Situated in Shelby County, Alabama.

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

This property constitutes no part of the homestead of the grantor.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

$40,239.77 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 25TH day of May, 2005

CENTRAL STATE BANK

John Cocoris V.P.

JOHN COCORIS, AS VICE PRESIDENT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

JOHN COCORIS AS VICE PRESIDENT OF CENTRAL STATE BANK

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25TH day of May, 2005.

Notary Public

My Commission Expires: 10-16-08

NOTARY PUBLIC

20050603000269200 2/2 $17.50
Shelby Cnty Judge of Probate,AL
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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

All that part of Seventh Street North of 11th Avenue lying East of the South 140 feet of Lot 12, of Block 43 and West of the South 140 feet of Lot 7 of Block 44, according to Safford's Map of the Town of Shelby, Alabama, dated 1890, as recorded in Map Book 3, Pages 38 and 47, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

PARCEL II:

The East 10 feet of the South 140 feet of Lot 12, Block 43 and the South 140 feet of Lot 7 of Block 44 and that portion of Lot 8, of Block 44, lying West of public road known as Shelby County Highway No. 47, accordintg to Safford's Map of the Town of Shelby, Alabama, dated 1890, and recorded in Map Book 3, Pages 38 and 47, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING:

A parcel of land being part of Lot 8, Block 44, according to Safford's Map of the Town of Shelby, Alabama, dated 1890, as recorded in Map Book 3, Page 38, in the Office of the Judge of Probate for Shelby County, Alabama, and being more particularly described as follows:

Beginning at an iron pin found at the northeast corner of said Lot 8; thence run South 00 degrees 25 minutes 48 seconds West a distance of 36.68 feet to a 1/2" rebar set; thence run South 79 degrees 32 minutes 23 seconds West a distance of 71.15 feet to an iron pin found; thence run North 00 degrees 26 minutes 21 seconds East a distance of 49.60 feet to an iron pin found at the Northwest corner of said Lot 8; thence run North 90 degrees 00 minutes 00 seconds East a distance of 69.86 feet to the Point of Beginning.

Shelby County, AL 06/03/2005
State of Alabama

Deed Tax:$3.50