

Parcel I.D. #: 29 1 11 0 000 010.000

Send Tax Notice To: Betty Scoggins
165 Rene's Road
Columbiana, AL 35051

CORPORATION WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)

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

COUNTY OF SHELBY)

Deed Tax: \$8.00

Know all men by these presents, that in consideration of the sum of Eight Thousand Hundred Dollars and 00/100 (\$8,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Central State Bank, an Alabama chartered banking corporation**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Betty Scoggins, a divorced woman**, hereinafter known as the GRANTEE;

PARCEL 1: Commence at the Southeast corner of the SE 1/4 of NE 1/4 of SW 1/4 of Section 11, Township 22, Range 1 West, and run thence North along the East line of said NE 1/4 of SW 1/4 a distance of 315 feet to the Point of Beginning of the lot herein conveyed, which point in the Northeast corner of Debbie K. Jones' lot; Thence continue North along the East line of said 1/4-1/4 Section a distance of 130 feet; Thence run West and parallel with the South line of said 1/4-1/4 Section a distance of 320 feet to the East line of a 20-foot roadway; Thence run Southerly along the East line of said 20-foot roadway a distance of 130 feet to the Northwest corner of Debbie K. Jones lot; Thence run East along the North line of said Debbie K. Jones lot a distance of 320 feet, more or less, to the Point of Beginning.

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

This deed was prepared without the benefit of a title search or a survey.

SAID PROPERTY HEREIN CONVEYED IS SUBJECT TO A ONE YEAR STATUTORY RIGHT OF REDEMPTION BY THE MORTGAGOR CONTAINED IN THAT CERTAIN FORECLOSURE DEED RECORDED ON 03 JUNE, 2005, IN THE SHELBY COUNTY PROBATE JUDGE'S OFFICE.

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 6th Day of Month of June, 2005.


Central State Bank
An Alabama Chartered Banking Corporation
By an authorized officer

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that David P. Downs, whose name is signed to the foregoing conveyance in his/her capacity as Ex. Vice President of Central State Bank, an Alabama Chartered Banking Corporation, and who is personally known to me, acknowledged before me and my official seal of office, that he/she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 6 Day of June, 2005.


NOTARY PUBLIC
My Commission Expires: MAY 7, 2006

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040