

This instrument prepared by:  
Central State Bank  
P.O. Box 180  
Calera, AL 35040

Send tax notices to:  
David Netterville  
2469 N Berry's Chapel Rd  
Brentwood, TN 37027

## **WARRANTY DEED**

**STATE OF ALABAMA     )**

**SHELBY COUNTY             )       KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **ONE HUNDRED TEN THOUSAND FIVE HUNDRED TWENTY THREE AND 08/00 (\$110,523.08) DOLLARS** and other good and valuable considerations to the undersigned grantor(s), in hand paid by grantee herein, receipt of which is hereby acknowledged, we, **CENTRAL STATE BANK**, a banking corporation (herein referred to as grantor), do grant, bargain, sell and convey unto **JOSEPH DAVID NETTERVILLE, A MARRIED MAN** (herein referred to as grantee), the following described real estate, situated in:

Shelby County, Alabama, to-wit:

Lot 7, according to the survey of CAHABA RIVER ESTATES, recorded in Map Book 17, Page 64, Birmingham Division and in Map Book 3, Page 32, Bessemer Division, of the Probate Office of Jefferson County, Alabama, and in Map Book 3, Page 11, in the Probate Office of Shelby County, Alabama.

ALSO, a non-exclusive easement described as follows:

Being a part of Lot 15, Cahaba River Estates, as recorded in Map Book 3, Page 11, in the Probate Office of Shelby County, Alabama, and being more particularly described as follows:

Begin at the Northeast corner of said Lot 15; thence run S00°00'1"E along the West line of said Lot 15 a distance of 22.95 feet; thence run S69°18'25" W a distance of 93.37 feet; thence run N19°45'W a distance of 20.00 feet; thence run N69°23'40"E a distance of 100.59 feet to the point of beginning.

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

Subject to taxes for 2008 and subsequent years.

This does not constitute any portion of grantee's homestead.

**All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.**

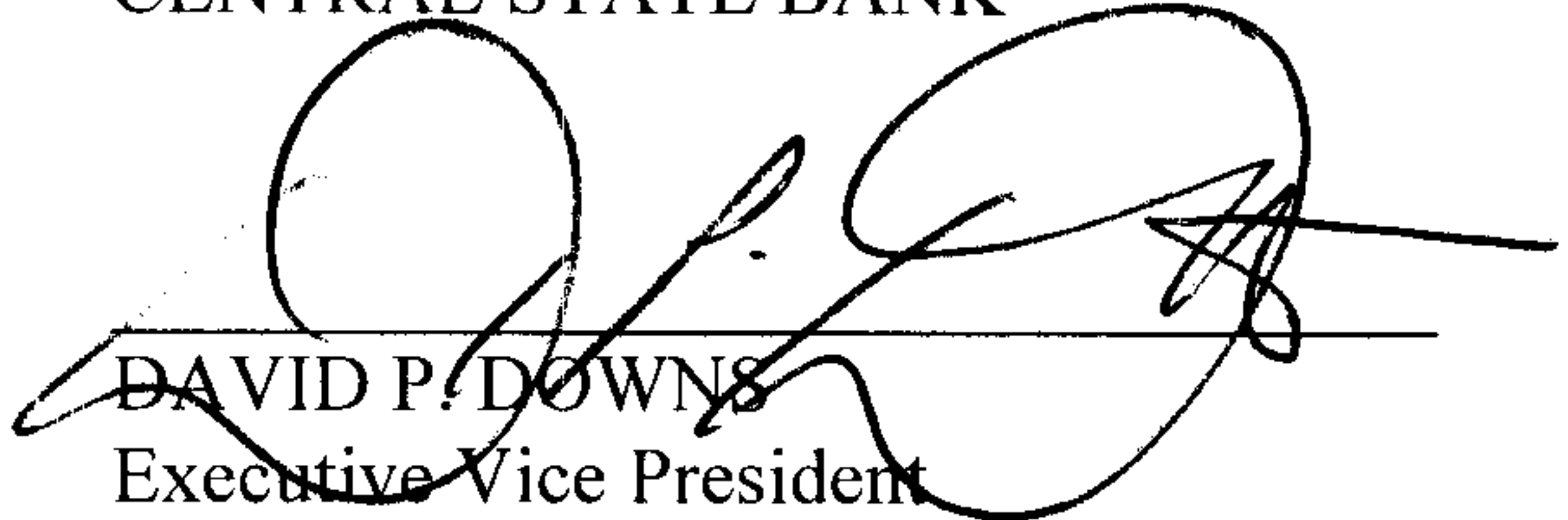
**\*\*\*Subject to any rights of redemption resulting from foreclosure sale this date.**

**TO HAVE AND TO HOLD** to the said grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, their heirs and assigns, and 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 and 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 on this the 19<sup>th</sup> day of February, 2008

CENTRAL STATE BANK

  
DAVID P. DOWNS  
Executive Vice President


**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DAVID P. DOWNS AS EXECUTIVE 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19<sup>th</sup> day of February 2008.

**MY COMMISSION EXPIRES MARCH 4, 2008**

  
Notary Public

  
20080303000084850 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
03/03/2008 10:06:54AM FILED/CERT