



20080328000125310 1/3 \$212.00  
Shelby Cnty Judge of Probate, AL  
03/28/2008 10:03:46AM FILED/CERT

This instrument was prepared by

Mitchell A. Spears

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Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Edwin B. Lumpkin, Jr.

(Address) 100 Metro Pkwy.  
Pelham, AL 35124

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Corporation Form Warranty Deed

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STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE MILLION THREE HUNDRED THOUSAND AND 00/100, (\$1,300,000.00)**----- **DOLLARS** to the undersigned grantor, **CENTRAL STATE BANK, an Alabama Banking Corporation**, (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **EDWIN B. LUMPKIN, JR.** (herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**TRACT I:**

Begin at the Southeast corner of the Country Hills Subdivision as recorded in Map Book 11, Page 41, in the Office of the Judge of Probate, Shelby County, Alabama; thence run West along the South line of the Country Hills Subdivision for 1217.69 feet; thence turn an angle to the left of 94 degrees 17 minutes 30 seconds and run South for 710.52 feet; thence turn an angle to the left of 105 degrees 54 minutes 16 seconds and run Northeast for 1246.34 feet to a point on the West right of way of Alabama Highway No. 119; thence turn an angle to the left of 70 degrees 55 minutes 20 seconds and run North along the West right of way for 278.21 feet to the point of beginning. Located in the NW  $\frac{1}{4}$ , Section 2 Township 22 South, Range 3 West, Shelby County, Alabama.

**TRACT II:**

A parcel of land in the East  $\frac{1}{2}$  if the Northwest  $\frac{1}{4}$ , Section 2, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: From the Northwest corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , run due South 167.1 feet to the beginning point of subject parcel of land, from said point, thus established, continue said course 696.4 feet to a concrete right of way marker located on the North right of way line of County Road No. 22; thence run southeasterly along said highway right of way line (a curve concave right having a central angle of 10 degrees 28 minutes with a radius of 2586.48 feet, 903.6 feet to the Southwest corner of the lot previously conveyed to Hubbard; thence run northerly along the West line of said Hubbard lot, 137 feet; thence continue along said Hubbard lot 62 feet; thence run southeasterly and parallel to said highway right of way line, 113 feet to the West line of the Howard Green lot; thence run North and parallel to the West right of way line of Alabama Highway No. 119, 193.2 feet to the Northwest corner of said Green lot (said lot being the same as recorded in the Probate Office, Shelby County, Alabama in Misc. Book 9, at Page 90 and being shown therein as Parcel 2 of Exhibit "A"); thence run east and at right angles to said highway 119 for 200 feet to a point on said highway right of way line; thence deflect 90 degrees to the left and run northerly along said highway right of way line 902.2 feet to a point on the north side of a gravel drive leading from said highway towards the Green residence; thence deflect left an angle of 107 degrees 17 minutes and run southwesterly 1242.7 feet, back to the beginning point.



LESS AND EXCEPT: property conveyed in deed recorded in Inst. No. 2002-8299; Inst. No. 2003-15792 and Deed Book 337, Page 796, recorded in Probate Office, Shelby County, Alabama.

**TRACT III:**

Tract 2, according to the Survey of Green Family Estates, as recorded in Map Book 17, Page 61, in the Probate Office of Shelby County, Alabama.

**TRACT IV:**

Parcels of land situated in Section 2, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Tracts 1 and 1A, according to the survey of Green Family Estates, as recorded in Map Book 17, Page 61, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**TRACT V:**

Tract 3F, according to a Resurvey of Tract 3-B of Resurvey of Tracts 3 and 4, Green Family Estates, as recorded in Map Book 36, Page 88, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**


- **Taxes for 2008 and subsequent years.**
- **AS TO TRACT I AND II:**
  - Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
  - Restrictions, reservations, easements, permits and rights of way of record.
- **AS TO TRACT III AND TRACT IV:**
  - Right of way to Alabama Power Company as recorded in Deed Book 87, Page 277; Deed Book 223, Page 89; Deed Book 107, Page 150; Deed Book 121, Page 430; Deed Book 143, Page 431; Deed Book 177, Page 384; Deed Book 210, Page 623 and Deed Book 223, Page 89.
  - Right of way to Shelby County as recorded in Deed Book 124, Page 177; Deed Book 174, Page 158; Deed Book 175, Page 178 and Deed Book 175, Page 242.
  - Restrictions appearing of record in Inst. No. 1993-20463.
  - 30-foot easement for ingress and egress through subject property as shown on recorded map.
  - Fence through subject property as shown on recorded map.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by **Melinda Gibson, as Assistant Vice President of Central State Bank, an Alabama Banking Corporation**, who is authorized to execute this conveyance, hereto set its signature and seal, this the 27<sup>th</sup> day of March, 2008.

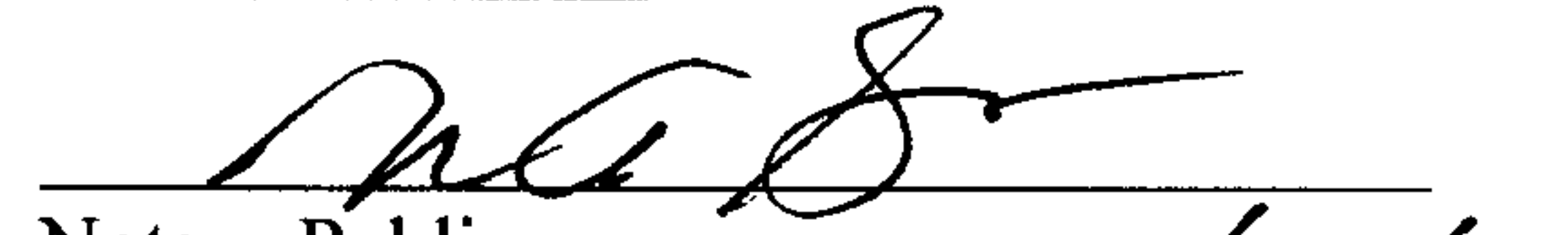
**Central State Bank, an Alabama  
Banking Corporation**

  
By: Melinda Gibson  
Its: Assistant 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 **Melinda Gibson**, whose name as **Assistant Vice President of Central State Bank, an Alabama Banking Corporation**, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 27th day of March, 2008.

  
Notary Public  
My Commission Expires: 8/13/09

Shelby County, AL 03/28/2008  
State of Alabama  
Deed Tax: \$195.00