

This Instrument Was Prepared By:
John Bahakel, Attorney at Law
2080 Valleydale Road, Suite 10
Birmingham, AL 35244

Send Tax Notice to:
Phillip Bahakel
2166 Highway 31 South
Pelham, Alabama 35124

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Seventy Four Thousand Nine Hundred Fifty And 00/100 Dollars (\$74,950.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Central State Bank**, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Phillip Bahakel** (hereinafter referred to as GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Lot 2, according to the Survey of Rancho Dororea, as recorded in Map Book 29, Page 141, in the Probate Office of Shelby County, Alabama.

Note: \$67,455.00 of the above purchase price is in the form of a mortgage in favor of Central State Bank, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, covenants, easements, limitations, rights of way, and mineral and mining rights, if any, of record in the Probate Office of Shelby County, Alabama.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, **Central State Bank** has hereunto set its signature by **David Downs** its Executive Vice President on this the 8th day of May, 2009.

Central State Bank

David Downs, Executive Vice President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **David 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, he as such duly authorized officer executed the same voluntarily for and as the act of said bank.

Given under my hand and official seal this the 8th day of May, 2009.

Notary Public

My Commission Expires My Commission Expires Feb. 26, 2012



20090511000176420 1/1 \$18.50
Shelby Cnty Judge of Probate, AL
05/11/2009 01:19:37 PM FILED/CERT

Shelby County, AL 05/11/2009

State of Alabama

Deed Tax : \$7.50