

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Donnie Terry Taylor
P.O. Box 1491
Columbiana, Ala 35051

Corporation Form Warranty Deed

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Thirty Nine Thousand Five Hundred dollars and Zero cents (\$39,500.00) to the undersigned grantor, Central State Bank a 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 Donnie Terry Taylor (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2009 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$ 34,759.⁹⁹/₁₀₀ of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs 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, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its, who is authorized to execute this conveyance, hereto set its signature and seal, this the 10th day of September, 2009.

Central State Bank
By: David P. Downs
Executive Vice President

STATE OF ALABAMA

}

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that David P. Downs, whose name as Executive Vice President of Central State Bank, a 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 10th day of September 2009.

William L. Brummett
Notary Public
Commission Expires **My Commission Expires Feb. 26, 2012**

20090911000348810 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
09/11/2009 01:32:17 PM FILED/CERT
Shelby County, AL 09/11/2009
State of Alabama
Deed Tax : \$5.00

EXHIBIT A

Begin at the NE corner of the SE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 1 West, Shelby County, Alabama; thence South 1 degrees 3 minutes 30 seconds West along the East line of said 1/4-1/4 Section a distance of 328.04 feet; thence South 89 degrees 26 minutes 27 seconds West a distance of 1344.54 feet; thence North 0 degrees 36 minutes 14 seconds East a distance of 325.36 feet; thence North 89 degrees 19 minutes 46 seconds East a distance of 1347.19 feet to the point of beginning.

Together with an easement and right of way for purposes of utilities, water line, ingress and egress as follows:

EASEMENT A:

Commence at the SE corner of the SE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 1 West, Shelby County, Alabama; thence North 1 degrees 3 minutes 30 seconds East along the East line of said 1/4-1/4 Section a distance of 656.09 feet; thence South 89 degrees 33 minutes 9 seconds West a distance of 30.61 feet to the point of beginning of the centerline of a 60-foot ingress, egress, and utility easement lying 30 feet to either side of and parallel to described line; thence North 1 degrees 4 minutes 43 seconds East along said centerline a distance of 138.42 feet; thence North 77 degrees 54 minutes 28 seconds East along said centerline a distance of 159.99 feet; thence North 44 degrees 17 minutes 46 seconds East along said centerline a distance of 76.93 feet; thence North 18 degrees 59 minutes 46 seconds East along said centerline a distance of 68.52 feet; thence North 58 degrees 35 minutes 32 seconds East along said centerline a distance of 53.44 feet to the centerline of Egg and Butter Road and the end of said centerline.

EASEMENT B:

Commence at the SE corner of the SE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 1 West, Shelby County, Alabama; thence North 1 degrees 3 minutes 30 seconds East along the East line of said 1/4-1/4 Section a distance of 656.09 feet; thence South 89 degrees 33 minutes 9 seconds West a distance of 30.01 feet; thence North 1 degrees 4 minutes 43 seconds East a distance of 138.42 feet to the point of beginning of the centerline of a 60-foot ingress, egress, and utility easement lying 30 feet to either side of and parallel to described centerline; thence North 1 degrees 4 minutes 43 seconds East along said centerline a distance of 189.57 feet to the END of said centerline.

Situated in Shelby County, Alabama.



20090911000348810 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
09/11/2009 01:32:17 PM FILED/CERT