

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

Send Tax Notice To: Moises Cruz
131 Ridgely Road
Calera, AL 35040

WARRANTY DEED



20100420000120820 1/2 \$25.50
Shelby Cnty Judge of Probate, AL
04/20/2010 03:30:50 PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Forty Five Thousand dollars and Zero cents (\$45,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Central State Bank, By: David P. Downs as Executive Vice President (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Moises Cruz (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 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$33,750.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I have hereunto set my hand(s) and seal(s), this 16th day of April, 2010.

(SEAL)

(SEAL)

(SEAL)

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

(SEAL)

(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

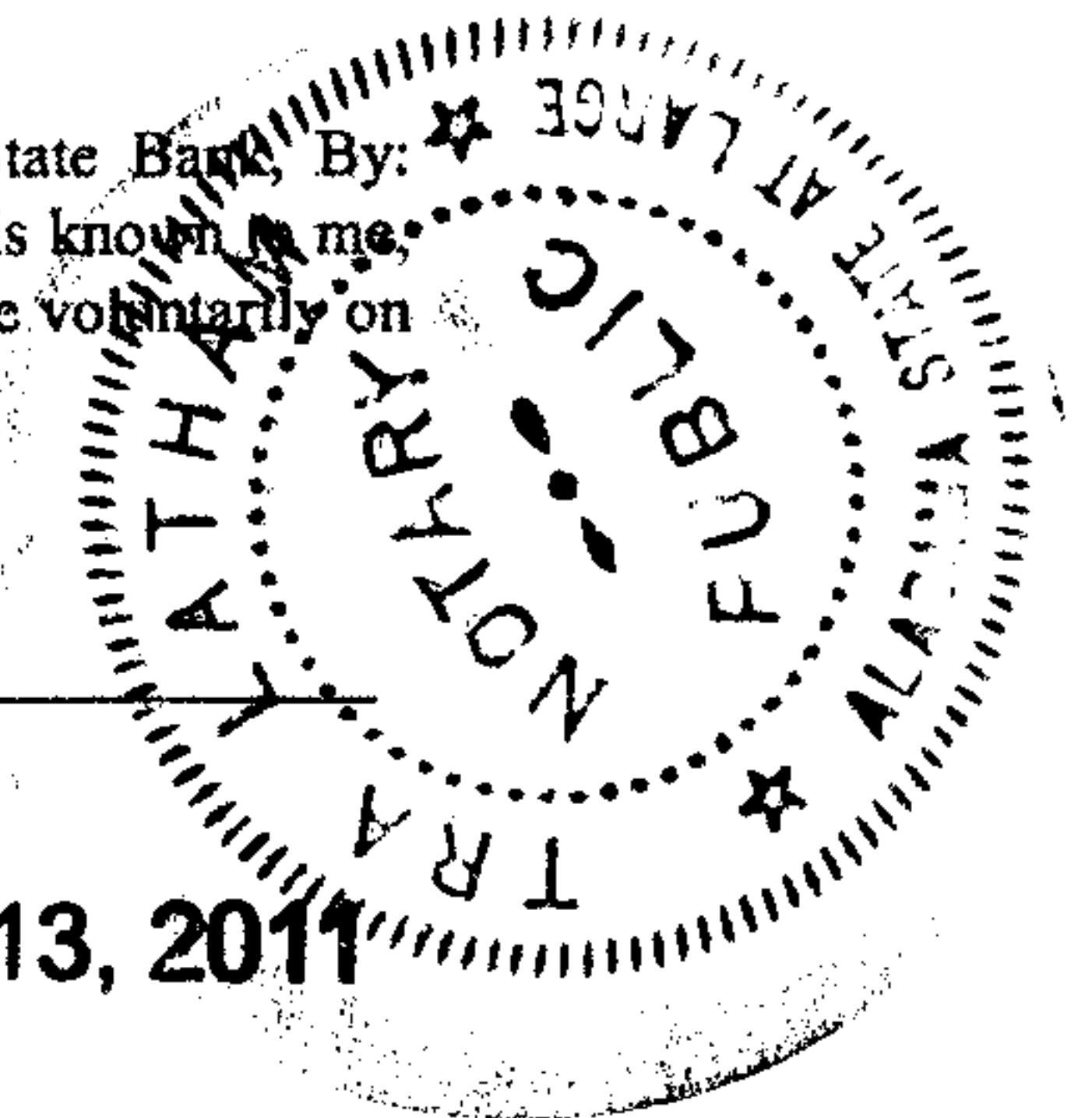
I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Central State Bank, By: David P. Downs as Executive Vice President whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of April, 2010.

My Commission Expires:

Notary Public

My Commission Expires Aug 13, 2011

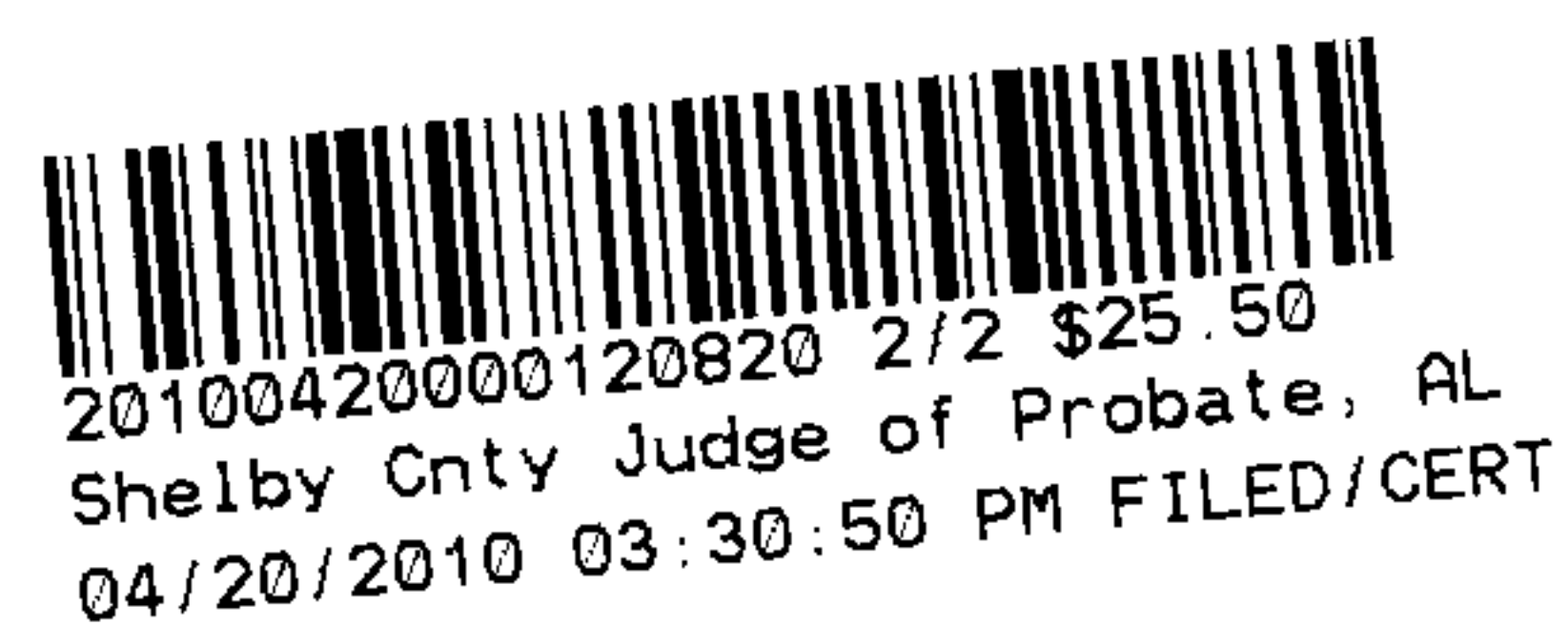


Shelby County, AL 04/20/2010

State of Alabama

Deed Tax : \$11.50

EXHIBIT A



PARCEL I:

Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ being the point of beginning; thence East along said South line 420 feet; thence North 210 feet parallel to the West line of said Section; thence West 420 feet parallel to the South line of said Section to a point on the West line of said Section 210 feet North of the point of beginning; thence Southerly 210 feet to the point of beginning.

PARCEL II:

From the Southwest corner of Section 2, Township 24 North, Range 13 East, Shelby County, run South 87 degrees 32 minutes 07 seconds East for 420.00 feet to the point of beginning; from said point continue said course 170.83 feet; thence North 01 degrees 22 minutes 13 seconds West for 170.83 feet; thence run North 87 degrees 32 minutes 07 seconds West for 170.83 feet; thence run South 01 degrees 22 minutes 12 seconds for 170.83 feet, back to the point of beginning.

PARCEL III:

From the Southwest corner of Section 2, Township 24 North, Range 1 East, Shelby County, Alabama, run South 87 degrees 32 minutes 07 seconds East for 590.82 feet to the beginning point; from said point continue on said course 170.91 feet; thence run North 11 degrees 25 minutes 48 seconds West for 218.0 feet; thence run South 74 degrees 53 minutes 20 seconds West for 136.35 feet; thence run South 01 degrees 22 minutes 13 seconds East for 170.83 feet, back to the point of beginning.

PARCEL IV:

From the Southwest corner of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, run South 87 degrees 32 minutes 07 seconds East for 761.74 feet to the beginning point; from said point continue said course 100.0 feet; thence run North 11 degrees 12 minutes 20 seconds West for 292.31 feet; thence run South 89 degrees 22 minutes 40 seconds West for 100.0 feet; thence run South 11 degrees 25 minutes 48 seconds East for 292.05 feet, back to the point of beginning.

PARCEL V:

From the Southwest corner of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, run South 87 degrees 32 minutes 07 seconds East for 420.00 feet; thence run North 01 degrees 22 minutes 13 seconds West for 170.83 feet to the point of beginning; from said point continue said course 38.74 feet; thence run North 47 degrees 02 minutes 24 seconds East for 203.18 feet; thence run North 68 degrees 46 minutes 12 seconds East for 50.0 feet; thence run South 12 degrees 46 minutes 51 seconds East for 189.62 feet; thence run South 74 degrees 53 minutes 20 seconds West for 68 feet; thence run North 87 degrees 32 minutes 07 seconds West for 170.83 feet, back to the point of beginning.

PARCEL VI:

From the Southwest corner of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, run South 87 degrees 32 minutes 07 seconds East for 420.00 feet; thence run North 01 degrees 22 minutes 13 seconds West for 209.57 feet; thence run North 47 degrees 02 minutes 24 seconds East for 203.18 feet; thence run North 68 degrees 46 minutes 12 seconds East for 50.0 feet to the point of beginning; from said point continue said course 187.90 feet; thence run South 06 degrees 23 minutes 52 seconds East for 162.49 feet; thence run South 89 degrees 22 minutes 40 seconds West for 100.0 feet; thence run South 11 degrees 25 minutes 48 seconds East for 74.05 feet; thence run South 74 degrees 53 minutes 20 seconds West for 68.35 feet; thence run North 12 degrees 46 minutes 51 seconds West for 189.62 feet back to the beginning point.

Situated in Shelby County, Alabama.