


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:


20100518000155330 1/1 \$55.50
Shelby Cnty Judge of Probate, AL
05/18/2010 10:51:13 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Central State Bank, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Oak Mountain 93, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Mountain Crest Estates, as recorded in Map Book 32, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2010 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Declaration of Restrictive Covenants for Mountain Crest Estates as recorded in Instrument Number 20040105000006420, Probate Office of Shelby County, Alabama; (4) Mineral and mining rights not owned by the Grantors; (5) North Shelby County Fire District service charges accruing after the date of the delivery of this deed; (6) North Shelby County Library District dues accruing after the date; (7) All matters shown on the recorded map.

Grantor represents and warrants that there are no homeowners associations dues owing against the subject property.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, Central State Bank, has hereunto set his hand and seal, this the 14th day of May, 2010.

Shelby County, AL 05/18/2010

State of Alabama

Deed Tax : \$44.50

Central State Bank

By Katie Cannady AYP

Its: _____

STATE OF ALABAMA)
shelby COUNTY)

CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Katie Cannady, whose name as Assistant Vice Pres of Central State Bank, a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 14th day of May, 2010.

Jamie Joanne Ham
Notary Public

My Commission Exp

My Commission Expires Jan 22, 2012