

This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P. O. Box 119
Montevallo, AL 35115
205/665-5076

Send Tax Notice to:
(Name) David L. Hooten
(Address) 91 Davis Hawkins St.
Montevallo, AL 35115

Statutory Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWENTY SEVEN THOUSAND DOLLARS AND 00/100 (\$27,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **CENTRAL STATE BANK, an Alabama Banking Corporation** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **DAVID L. HOOTEN, CRYSTAL H. OWENS and LINDA OWENS** (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

REFERENCE IS HEREBY MADE TO THE LEGAL DESCRIPTION CONTAINED WITHIN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREWITH, AS THOUGH FULLY SET OUT HEREIN.

SUBJECT TO:

- **Taxes for 2010 and subsequent years.**
- **All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.**
- **Permits, easements and rights of way of record.**
- **All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated November 16, 2009 and recorded on November 20, 2009, at 01:10:51 p.m. in Instrument No. 20091120000432530, in the Office of the Probate Judge of Shelby County, Alabama under and in accordance with the laws of the State of Alabama or the United States of America.**
- **PURCHASE MONEY FIRST MORTGAGE IN THE AMOUNT OF \$25,000.00 EXECUTED BY GRANTEEES HEREIN, ON EVEN DATE HEREWITH.**

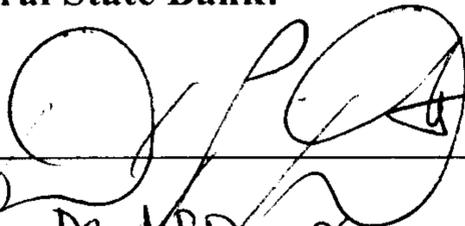


20100528000170010 2/3 \$20.00
Shelby Cnty Judge of Probate, AL
05/28/2010 12:15:53 PM FILED/CERT

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 25th day of May, 2010.

Central State Bank:

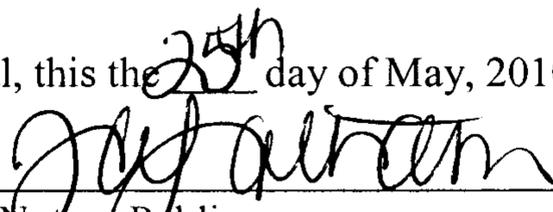


(Seal)
By: David P. Downs
Its: EXEC. VICE PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DAVID P. DOWNS whose name as EXEC. VICE PRESIDENT of Central State Bank, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said Bank.

Given under my hand and official seal, this the 25th day of May, 2010.



Notary Public
My Commission Expires Aug 13, 2011
My Commission Expires Aug 13, 2011

Deed Tax : \$2.00



20100528000170010 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

The South 210 feet of the West 105 feet of the East 840 feet (scaled) of the SW $\frac{1}{4}$, Section 17, Township 22 South, Range 3 West, excluding a road right of way and measuring 105 by 198 feet, being more particularly described as follows:

A parcel of land lying in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 17, Township 22, Range 3 West, begin at a point marked by an iron stob at the Southwest corner of Joe Davis property; run East 310 feet along the North side of dirt road to a point of beginning of land herein surveyed; thence North 210 feet; thence East 105 feet; thence South 210 feet; thence West 105 feet to the point of beginning.