

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

Send Tax Notice To: M & R. Properties, LLC
8085 Hwy 26
Columbiana, AL 35051

Corporation Form Warranty Deed

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY



20100608000179940 1/3 \$62.00
Shelby Cnty Judge of Probate, AL
06/08/2010 10:30:41 AM FILED/CERT

That in consideration of One Hundred Sixty Thousand dollars and Zero cents (\$160,000.00) to the undersigned grantor, CENTRAL STATE BANK, By: Shane D Schrader as Sr. Vice President (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 M & R. Properties, LLC (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.

Grantor reserved into itself an easement for ingress, egress and utilities as shown on Exhibit B.

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$115,350.00 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 7th day of June, 2010.

CENTRAL STATE BANK

By:
Its:

Shane D Schrader
Sr. 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 Shane D Schrader whose name as Sr. 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 7th day of June, 2010.

My Commission Expires:


Notary Public

[Signature]

My Commission Expires Aug 13, 2011

Shelby County, AL 06/08/2010
State of Alabama
Deed Tax : \$45.00

EXHIBIT A


20100608000179940 2/3 \$62.00
Shelby Cnty Judge of Probate, AL
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PARCEL 2:

Commence at the SW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West Shelby County, Alabama; thence North 02 degrees 10 minutes 23 seconds West, a distance of 453.52 feet; thence North 87 degrees 54 minutes 15 seconds East, a distance of 504.96 feet to the POINT OF BEGINNING; thence South 02 degrees 09 minutes 18 seconds East, a distance of 419.68 feet; thence South 80 degrees 20 minutes 58 seconds East, a distance of 107.81 feet; thence South 75 degrees 57 minutes 04 seconds East, a distance of 171.77 feet; thence North 17 degrees 05 minutes 25 seconds East, a distance of 450.67 feet; thence North 13 degrees 47 minutes 21 seconds West, a distance of 193.85 feet; thence North 89 degrees 55 minutes 12 seconds West, a distance of 380.23 feet; thence South 02 degrees 09 minutes 18 seconds East, a distance of 140.51 feet to the POINT OF BEGINNING.

PARCEL 3:

Commence at the SW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 04 degrees 00 minutes 25 seconds East, a distance of 49.92 feet to the POINT OF BEGINNING; thence North 67 degrees 44 minutes 04 seconds East, a distance of 109.80 feet; thence North 70 degrees 45 minutes 42 seconds East, a distance of 113.80 feet; thence North 76 degrees 12 minutes 07 seconds East a distance of 73.61 feet; thence North 82 degrees 23 minutes 13 seconds East, a distance of 141.77 feet; thence South 80 degrees 20 minutes 58 seconds East, a distance of 187.90 feet; thence South 75 degrees 57 minutes 04 seconds East, a distance of 171.77 feet; thence South 69 degrees 58 minutes 07 seconds East, a distance of 95.80 feet; thence South 84 degrees 34 minutes 46 seconds West, a distance of 243.41 feet; thence South 86 degrees 46 minutes 24 seconds West, a distance of 193.97 feet; thence South 84 degrees 56 minutes 11 seconds West, a distance of 161.11 feet; thence South 83 degrees 00 minutes 49 seconds West, a distance of 265.56 feet; thence North 02 degrees 19 minutes 53 seconds West, a distance of 71.06 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, Al. Reg. #21784, dated June 4, 2010.



20100608000179940 3/3 \$62.00
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EXHIBIT B
Legal Description

Commence at the SW Corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West; thence N 02 degrees 10 minutes 23 seconds West, a distance of 453.52 feet; thence N 02 degrees 03 minutes 57 seconds West, a distance of 268.83 feet; thence 02 degrees 04 minutes 31 seconds West, a distance of 608.34 feet; thence S 89 degrees 55 minutes 12 seconds East, a distance of 1299.31 feet; thence South 02 degrees 07 minutes 40 seconds East, a distance of 575.65 feet; thence South 70 degrees 58 minutes 26 seconds West, a distance 433.05 feet to the POINT OF BEGINNING OF SAID EASEMENT; thence South 13 degrees 47 minutes 21 seconds East, a distance of 146.98 feet; thence South 04 degrees 32 minutes 29 seconds West, a distance of 28.12 feet; thence South 15 degrees 19 minutes 35 seconds West, a distance of 57.29 feet; thence South 01 degrees 12 minutes 52 seconds West, a distance of 59.14 feet; thence South 17 degrees 05 minutes 25 seconds West, a distance of 349.29 feet; thence North 75 degrees 57 minutes 04 seconds West, a distance of 25.75; thence North 18 degrees 16 minutes 18 seconds East, a distance of 343.16 feet; thence N 01 degrees 12 minutes 52 seconds East, a distance of 343.16 feet; thence North 01 degrees 12 minutes 52 seconds East, a distance of 63.81 feet; thence North 15 degrees 19 minutes 35 seconds East, a distance of 57.88 feet; thence North 04 degrees 32 minutes 29 seconds East, a distance of 12.61 feet; thence North 51 degrees 06 minutes 05 seconds West, a distance of 246.82 feet; thence S 89 degrees 55 minutes 12 seconds East, a distance of 31.91 feet; thence South 51 degrees 06 minutes 05 seconds East, a distance of 201.11 feet; thence North 13 degrees 47 minutes 21 seconds West, a distance of 129.85 feet; thence South 89 degrees 55 minutes 12 seconds East, a distance of 20.60 feet, to the POINT OF BEGINNING OF SAID EASEMENT.