

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

Send Tax Notice To: Elner Hahn

335 Arabinn Rd
Columbiana, Ala 35051

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY



20100726000237640 1/2 \$43.00
Shelby Cnty Judge of Probate, AL
07/26/2010 02:21:41 PM FILED/CERT

That in consideration of Seventy Eight Thousand Seven Hundred Fifty dollars and Zero cents (\$78,750.00) to the undersigned grantor, CENTRAL STATE BANK a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Elmer Hahn and Jean Hahn (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, 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.

\$51,187.50 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Senior V.P., Carlene Hadaway who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of July, 2010.

ATTEST:

CENTRAL STATE BANK
By: Carlene R. Hadaway
Carlene Hadaway, Senior V.P.

STATE OF ALABAMA

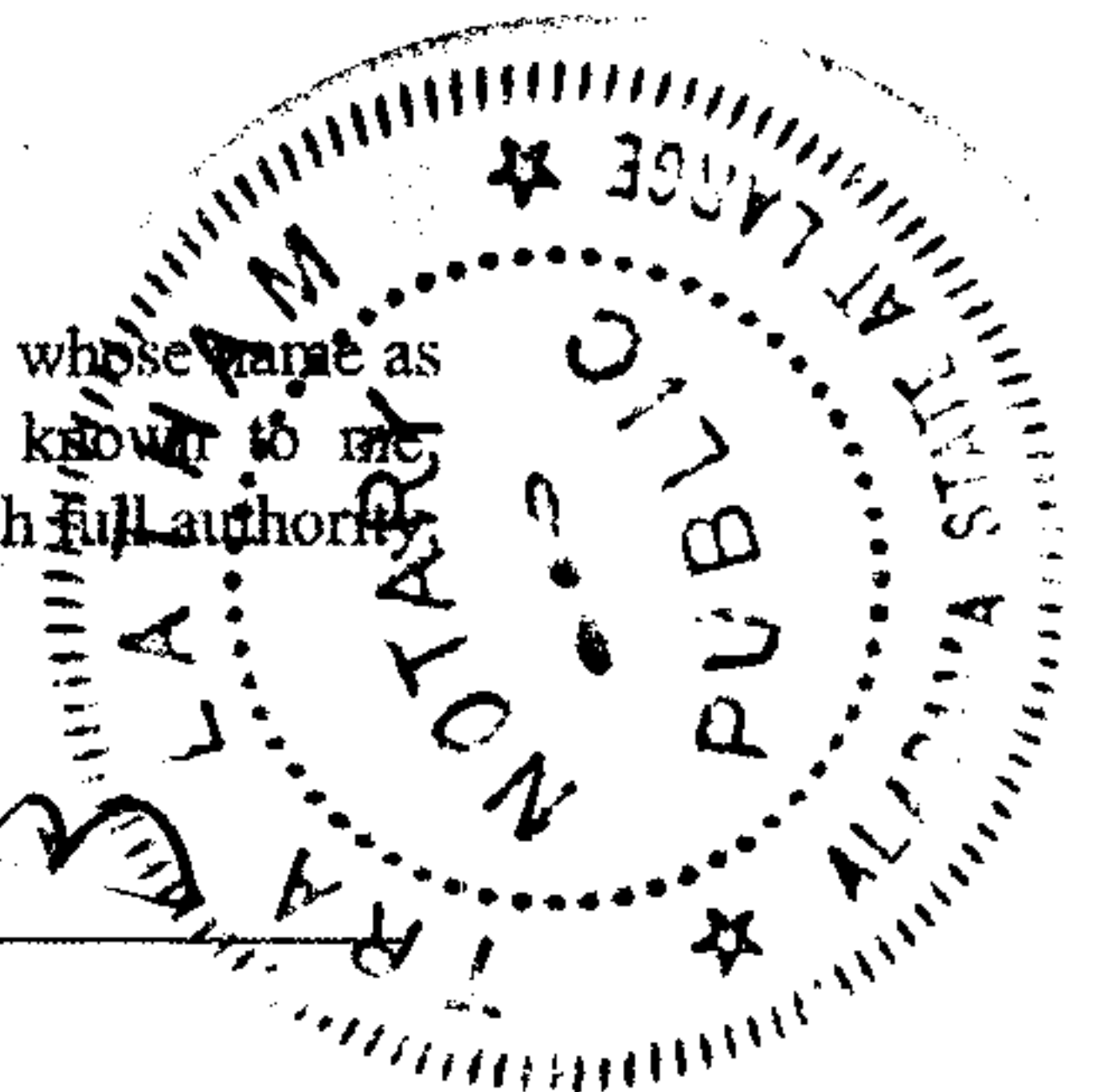
}

COUNTY OF SHELBY

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Carlene Hadaway whose name as Senior V.P. 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 21st day of July, 2010.

Mike T. Atchison
Notary Public



My Commission Expires Aug 13, 2011

Deed Tax : \$28.00



20100726000237640 2/2 \$43.00
Shelby Cnty Judge of Probate, AL
07/26/2010 02:21:41 PM FILED/CERT

EXHIBIT A

A parcel of land situated in the NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows;

PARCEL 1:

Commence at the SW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of above said section; thence North 02 degrees 10 minutes 23 seconds West, a distance of 453.52 feet to the POINT OF BEGINNING; thence North 02 degrees 03 minutes 57 seconds West, a distance of 268.83 feet; thence North 02 degrees 04 minutes 31 seconds West, a distance of 608.34 feet; thence South 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 of 433.05 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; thence South 87 degrees 54 minutes 15 seconds West a distance of 504.96 feet to the POINT OF BEGINNING.

EASEMENT A

ALSO AND INCLUDING an Ingress/Egress Easement being more particularly described as follows:

Commence at the SW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of above said section; thence North 02 degrees 10 minutes 23 seconds West, a distance of 453.52 feet; thence North 02 degrees 03 minutes 57 seconds West, a distance of 268.83 feet; thence North 02 degrees 04 minutes 31 seconds West, a distance of 608.34 feet; thence South 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 790 degrees 58 minutes 26 seconds West a distance of 433.5 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 degree 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 feet; thence North 18 degrees 16 minutes 18 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 South 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.

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