

**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) W. A. McNeely, III  
(Address) 116 Trumpington Way  
Pelham, AL 35124

---

***Statutory Warranty Deed***

---

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED SEVENTY ONE THOUSAND, TWO HUNDRED THIRTY FIVE DOLLARS AND 32/100 (\$271,235.32)** 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, an Alabama Banking Corporation** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **W. A. McNeely, III** (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

**Lot 1012, according to the Final Plat, Glengerry at Ballantrae, as recorded in Map Book 33, Page 139, in the Probate Office of Shelby County, Alabama**

**SUBJECT TO:**

- **Taxes for 2011 and subsequent years.**
- **Permit to Alabama Power Company recorded in Inst. No. 20040910000504180.**
- **Restrictions as recorded in Inst. No. 20040910000505940.**
- **Release of damages as shown in deed recorded in Inst. No. 20040921000519270 and Inst. No. 20070430000199530.**
- **Covenant for storm water runoff control in deed recorded in Inst. No. 20040921000519270.**
- **Title to minerals underlying captioned lands with mining rights and privileges belonging thereto.**
- **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 May 5, 2011 and recorded on May 5, 2011 at 11:56:41 AM in Instrument #20110505000135950 in the Probate Office of Shelby County, Alabama under and in accordance with the laws of the State of Alabama or the United States of America.**
- **THE ENTIRETY OF THE CONSIDERATION HEREIN REFERENCED IS SECURED BY PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF CENTRAL STATE BANK, EXECUTED SIMULTANEOUSLY HERewith.**

20110518000148740 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
05/18/2011 01:34:42 PM FILED/CERT

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s),  
this 13<sup>th</sup> day of May, 2011.

**Central State Bank**



(Seal)

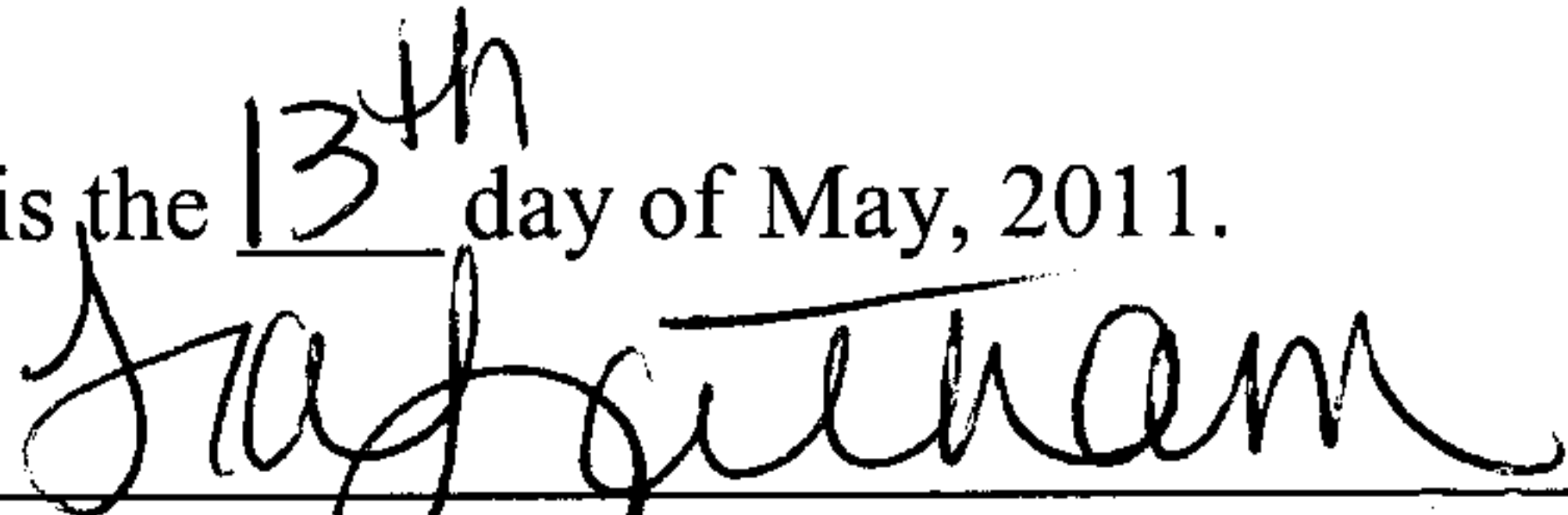
By: Shane D. Schröder

Its: Sr. 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 Shane D. Schröder whose name as Sr. 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 Company.

Given under my hand and official seal, this the 13<sup>th</sup> day of May, 2011.

  
Notary Public

My Commission Expires:

~~My Commission Expires~~ Aug 13, 2011