

INSTRUMENT PREPARED WITHOUT  
BENEFIT OF TITLE EXAMINATION

This instrument was prepared by:

Mitchell A. Spears  
Attorney at Law  
Montevallo, AL 35115  
205/665-5076

Send Tax Notice to:

(Name) Michael E. & Diane Criss  
12297 George Newell Rd  
Vance AL 35490

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Statutory Warranty Deed With Right of Survivorship

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STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SEVEN THOUSAND AND 00/100 (\$7,000.00) DOLLARS** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **CENTRAL STATE BANK, an Alabama Banking Corporation** (herein referred to as grantor), grants, bargains, sells and conveys unto **MICHAEL E. CRISS and DIANE CRISS** (herein referred to as grantees), the following described real estate, situated in SHELBY County, Alabama, to-wit:

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


**SUBJECT TO:**

- **Taxes for 2011 and subsequent years.**
- **All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.**
- **Transmission line permits to Alabama Power Company recorded in Deed Book 101, Page 100 and Deed Book 190, Page 287.**
- **Rights of other parties in and to the use of the easement described within this conveyance.**
- **Any and all rights, reservations and restrictions of record.**

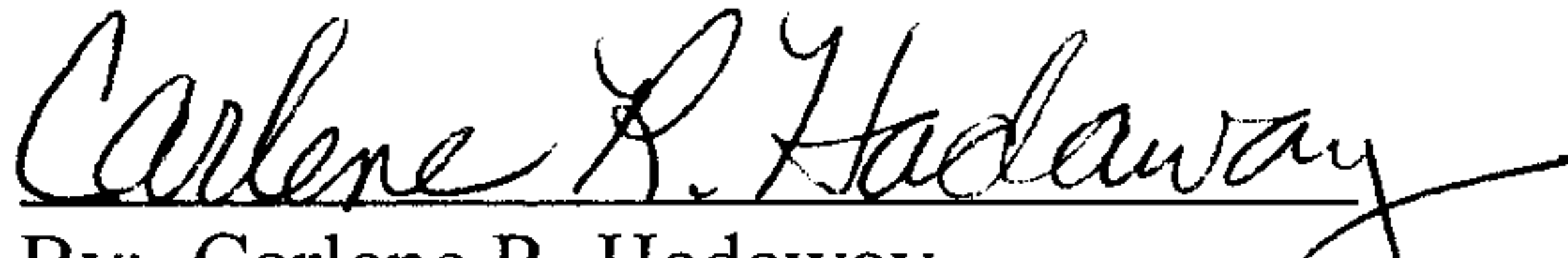
TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 5th day of August, 2011.

Shelby County, AL 08/16/2011  
State of Alabama  
Deed Tax: \$7.00

  
20110816000241150 1/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
08/16/2011 10:28:23 AM FILED/CERT

**Central State Bank:**

  
By: Carlene R. Hadaway  
Its: Senior 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 Carlene R. Hadaway, whose name as Senior Vice President of Central State Bank, an Alabama Banking 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, 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 14<sup>th</sup> day of August, 2011.

  
Notary Public

My Commission Expires:

~~My Commission Expires~~ Aug 13, 2011


  
20110816000241150 2/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
08/16/2011 10:28:23 AM FILED/CERT



EXHIBIT "A"

PARCEL I:

A parcel of land situated in the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 2, Township 24 North, Range 12 East, described as follows: Commence at the NW corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama; thence South 0 degree 21 minutes 3 seconds West along the east line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 99.89 feet; thence South 89 degrees 38 minutes 57 seconds East a distance of 135.94 feet; thence North 0 degrees 21 minutes 13 seconds East a distance of 125.41 feet to the southerly right of way of Alabama Hwy. 25; thence South 89 degrees 24 minutes 56 seconds West along said right of way a distance of 50.34 feet; thence South 83 degrees 47 minutes 29 seconds West a distance of 86.16 feet; thence South 0 degrees 21 minutes 3 seconds West and leaving said right of way a distance of 14.86 feet to the POINT OF BEGINNING.

ALSO a 20' ingress, egress and utility easement being more particularly described as follows:

Commence at the NW corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama; thence South 0 degrees 21 minutes 3 seconds West along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 99.89 feet; thence South 89 degrees 38 minutes 57 seconds East a distance of 135.94 feet to the POINT OF BEGINNING of the East line of a 20' ingress, egress and utility easement lying 20 feet West of and parallel to described line; thence North 0 degrees 21 minutes 3 seconds East a distance of 125.41 feet to the southerly right of way of Alabama Hwy. 25 and the end of said easement.

According to the survey of Rodney Shiflett, dated December 16, 2002.

Situated in Shelby County, Alabama.

PARCEL II:

A parcel of land situated in the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 2, Township 24 North, Range 12 East, described as follows: Commence at the NW corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama; thence South 0 degree 21 minutes 3 seconds West along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 99.89 feet to the POINT OF BEGINNING; thence South 89 degrees 38 minutes 57 seconds East, a distance of 135.94 feet; thence South 0 degrees 21 minutes 3 seconds West a distance of 227.42 feet; thence North 88 degrees 15 minutes 9 seconds West, a distance of 135.98 feet; thence North 0 degrees 21 minutes 3 seconds East a distance of 224.11 to the POINT OF BEGINNING.

ALSO a 20' ingress, egress and utility easement being more particularly described as follows:

Commence at the NW corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama; thence South 0 degrees 21 minutes 3 seconds West along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 99.89 feet; thence South 89 degrees 38 minutes 57 seconds East a distance of 135.94 feet to the POINT OF BEGINNING of the East line of a 20' ingress, egress and utility easement lying 20 feet West of and parallel to described line; thence North 0 degrees 21 minutes 3 seconds East a distance of 125.41 feet to the southerly right of way of Alabama Hwy. 25 and the end of said easement.

According to the survey of Rodney Shiflett, dated December 16, 2002.

