

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) Freeda Ann Smith

(Address) 190 Valentine Circle

Wilsonville, AL 35186

Statutory Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FIFTEEN THOUSAND DOLLARS AND 00/100 (\$15,000.00)** 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 **Freeda Ann Smith and Tommy Sandlin** (herein referred to as grantee, whether one or more), the following described real estate, situated in Bibb County, Alabama, to-wit:

REFER TO EXHIBIT "A", HERETO ATTACHED AND FULLY INCORPORATED HEREWITH.

SUBJECT TO:

- **Taxes for 2012 and subsequent years.**
- **Flood rights acquired by Alabama Power Company as shown by instrument recorded in Deed Book 246, Page 583.**
- **Right of way to Alabama Power Company as recorded in Deed Book 141, Page 82; Deed Book 142, Page 570 and Deed Book 228, Page 180.**
- **Any part of caption lands lying within a public road.**
- **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 February 17, 2011 and recorded on February 17, 2011 at 02:32:37 PM in Instrument # 20110217000056450, 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.**
- **PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF CENTRAL STATE BANK, EXECUTED ON EVEN DATE HEREWITH, IN THE AMOUNT OF \$14,983.36.**

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 4th day of November, 2011.

Central State Bank



(Seal)

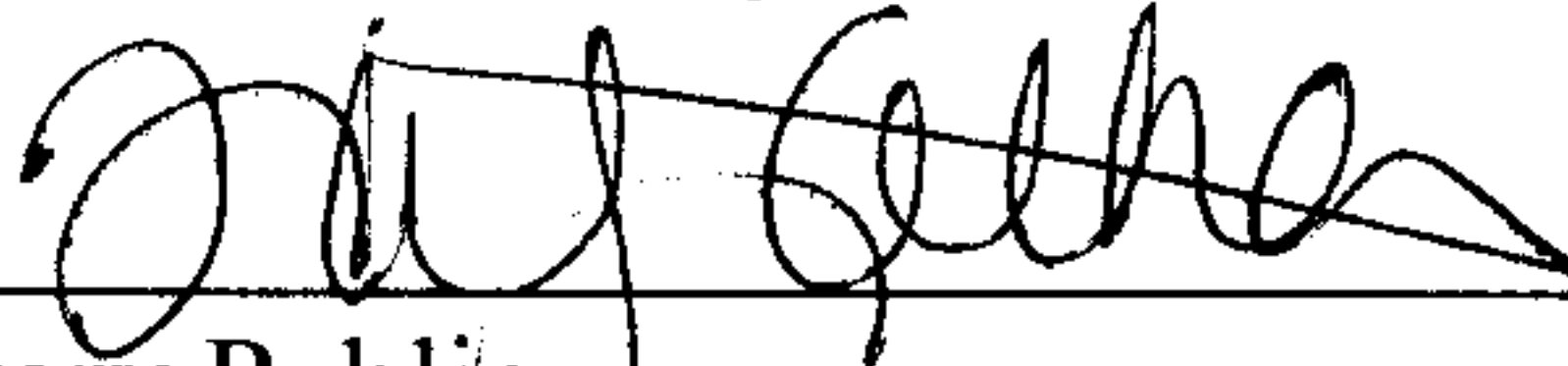
By: Shane D. Schroeder

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 **Shane D. Schroeder whose name as Senior 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 4th day of November, 2011.



Notary Public


My Commission Expires **Aug 13, 2015**



20111108000335580 2/3 \$18.50
Shelby Cnty Judge of Probate, AL
11/08/2011 09:01:17 AM FILED/CERT

EXHIBIT "A"

From the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 7, Township 21 South, Range 2 East, run East along the North line of said section, a distance of 29.21 feet; thence right 83 degrees 38 minutes a distance of 242.07 feet; thence right 20 degrees 17 minutes a distance of 40.93 feet to the point of beginning; thence right 107 degrees 07 minutes a distance of 68.04 feet; thence left 18 degrees 57 minutes a distance of 34.00 feet; thence left 75 degrees 53 minutes a distance of 197.44 feet; thence left 90 degrees 00 minutes a distance of 100.00 feet; thence left 90 degrees 00 minutes a distance of 200.00 feet to the point of beginning. Situated in Shelby County, Alabama.


20111108000335580 3/3 \$18.50
Shelby Cnty Judge of Probate: AL
11/08/2011 09:01:17 AM FILED/CERT

Shelby County, AL 11/08/2011
State of Alabama
Deed Tax: \$.50