

Send Tax Notice To
Western Properties, LLC
P.O. Box 3610
 Hueytown, AL 35023

WARRANTY DEED

STATE OF ALABAMA)
 :
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned GRANTOR, **CENTRAL STATE BANK**, an Alabama state banking corporation, herein referred to as "GRANTOR", in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **WESTERN PROPERTIES, LLC**, an Alabama limited liability company, herein referred to as "GRANTEE", its successors and assigns, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 3, 4, 5, 58, 59, 60, 61, and 62, according to the survey of The Glades at Whipporwill, as recorded in Map Book 39, Page 98, in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Taxes for 2012 and subsequent years. 2012 ad valorem taxes are a lien but not due and payable until October 1, 2012.
2. Restrictive covenants as recorded in Inst. No. 20080407000139980, in the Probate Office of Shelby County, Alabama.
3. Easement to Alabama Power Company recorded in Inst. No. 20061212000602750, in the Probate Office of Shelby County, Alabama.
4. Such state of facts as shown on plat of The Glades at Whipporwill, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 29, Page 98, including, but not limited to: (a) setback lines; (b) utility easements; (c) sewer and storm easements; and (d) common areas.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns forever.

And the said GRANTOR, does itself, and for its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that GRANTOR is lawfully seized and possessed of said premises, that they are free from all encumbrances except as herein above provided; and that GRANTOR has a good right to sell and convey the same as aforesaid; and that GRANTOR will and its successors and assigns shall warrant and defend the premises unto the said GRANTEE, its successors and assigns forever, against the lawful claims and demands of all persons, except as herein above provided.



20111229000396350 1/2 \$38.00
 Shelby Cnty Judge of Probate, AL
 12/29/2011 03:28:23 PM FILED/CERT

IN WITNESS WHEREOF, the said GRANTOR, **CENTRAL STATE BANK**, has caused these presents to be executed by Carlene R. Hadaway, its Senior V.P., being duly authorized thereto on this the 29th day of December, 2011.

CENTRAL STATE BANK

By: Carlene R. Hadaway
Its: Senior Vice President

STATE OF ALABAMA)
 :
SHELBY COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a notary public in and for said County and said State, hereby certify that Carlene R. Hadaway whose name as Sr. V-P. of **CENTRAL STATE BANK**, an Alabama state 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 29 day of December, 2011.

Frank H. Tomlinson
Notary Public
My Commission Expires: 9-8-13



20111229000396350 2/2 \$38.00
Shelby Cnty Judge of Probate, AL
12/29/2011 03:28:23 PM FILED/CERT

Shelby County, AL 12/29/2011
State of Alabama
Deed Tax: \$23.00

This Instrument Prepared By:
Frank H. Tomlinson
Attorney at Law
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Landmark Center - Suite 600
Birmingham, Alabama 35203
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