



20120328000105830 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
03/28/2012 10:55:38 AM FILED/CERT

INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION

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) Ann Tibbs
(Address) 2170 Rock Mountain Drive
McCalla AL 35111

Statutory Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FIVE THOUSAND AND 00/100 (\$5,000.00) 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 **ANN TIBBS** (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

A parcel of land in the SW ¼ of the SE ¼ of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:
Commence at the SE corner of said ¼-¼ section; thence run North 01 degree 25 minutes 27 seconds West a distance of 138.72 feet along the East ¼-¼ line to the point of beginning; thence run South 89 degrees 54 minutes 30 seconds West a distance of 313.43 feet to a point on the East right of way of Shelby County Highway No. 264 (Thompson Road); thence run Northeast along said right of way the following courses; thence North 35 degrees 52 minutes 20 seconds east a distance of 53.85 feet; thence North 14 degrees 04 minutes 20 seconds East a distance of 200.00 feet; thence North 02 degrees 49 minutes 11 seconds East a distance of 50.99 feet; thence North 14 degrees 04 minutes 20 seconds East a distance of 150.00 feet; thence North 02 degrees 45 minutes 45 seconds East a distance of 50.99 feet; thence North 14 degrees 04 minutes 20 seconds East a distance of 250.00 feet; thence North 35 degrees 52 minutes 20 seconds East a distance of 53.85 feet; thence North 14 degrees 02 minutes 20 seconds East a distance of 59.00 feet; thence North 59 degrees 17 minutes 00 seconds East a distance of 74.00 feet; thence run South 01 degree 25 minutes 27 seconds East a distance of 865.93 feet along the East line of said ¼-¼ section to the point of beginning; being situated in Shelby County, Alabama.

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.
- Permit to Alabama Power Company recorded in Deed Book 213, Page 115.
- Right of way for Highway #264 and #44.
- 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 January 13, 2011 and recorded on January 13, 2011, at 2:10 PM in Instrument No. 20110113000013110, in the



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Probate Office of Shelby County, Alabama under and in accordance with the laws of the State of Alabama or the United States of America.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 4th day of August, 2011.

Central State Bank:

By: William M. Schroeder, Jr.

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 William M. Schroeder, Jr. 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, he, 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 4th day of August, 2011.

Notary Public

My Commission Expires:

My Commission Expires Aug 13, 2011

Shelby County, AL 03/28/2012
State of Alabama
Deed Tax: \$5.00