

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Tucker's Mill Conservation Group, LLC
160 BURKWOOD CT
FAYETTEVILLE, GA 30215

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Ninety Five Thousand Nine Hundred dollars and Zero cents (\$95,900.00) 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 By, Mitt Schroeder as Sr. Vice President (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Tucker's Mill Conservation Group, LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above: that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 8th day of June, 2012.

_____ (SEAL)	<u>Mitt Schroeder</u> (SEAL)
_____ (SEAL)	Central State Bank By: <u>Mitt Schroeder</u> Its: <u>Sr. Vice President</u> (SEAL)
_____ (SEAL)	_____ (SEAL)
	_____ (SEAL)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY SHLEBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Mitt Schroeder as Sr. Vice President of Central State Bank whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of June, 2012.

My Commission Expires: _____

DeNemen
Notary Public

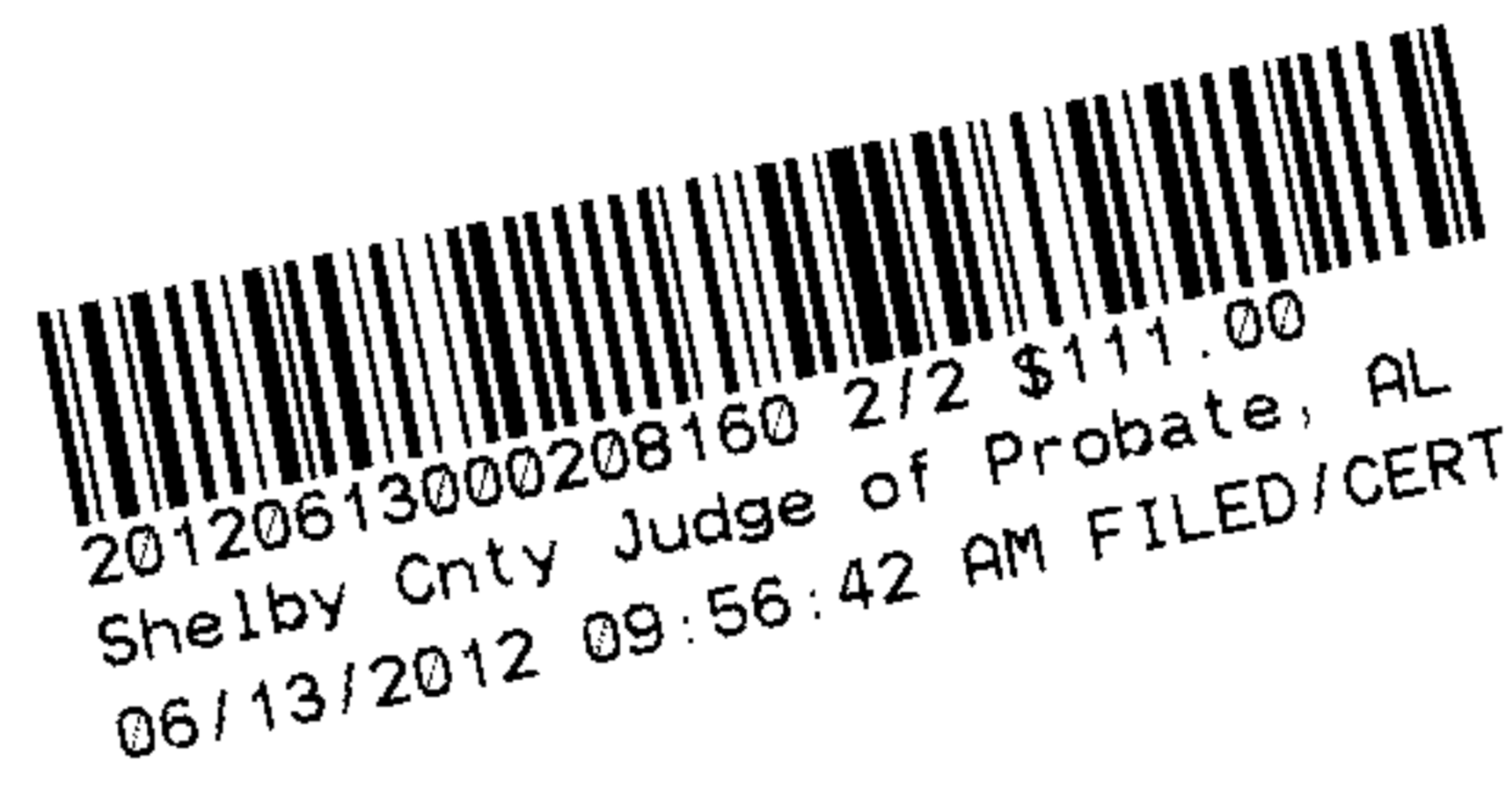
My Commission Expires April 4, 2016

20120613000208160 1/2 \$111.00
Shelby Cnty Judge of Probate, AL
06/13/2012 09:56:42 AM FILED/CERT

EXHIBIT A

BEGIN at the SE Corner of Section 13, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S87°08'59"E, a distance of 188.10'; thence N15°28'26"W, a distance of 1212.17'; thence N68°39'31"W, a distance of 64.03'; thence N56°56'51"W, a distance of 38.96'; thence N59°29'00"W, a distance of 37.50' to the approximate centerline of a gravel road; thence S81°24'47"E and along said centerline, a distance of 51.47'; thence N56°47'35"E and along said centerline, a distance of 43.76'; thence N26°26'46"E and along said centerline, a distance of 75.78'; thence N10°06'00"E and along said centerline, a distance of 12.98' to the approximate center of a creek, all further calls will be along approximate center of creek until otherwise specified; thence N78°51'43"W, leaving said gravel road centerline and along said center of creek, a distance of 57.82'; thence N20°30'15"W, a distance of 46.78'; thence N02°57'47"E, a distance of 38.71'; thence N58°10'28"W, a distance of 33.57'; thence S80°42'21"W, a distance of 47.18'; thence N77°49'43"W, a distance of 58.31'; thence S27°59'02"W, a distance of 64.28'; thence S42°31'04"W, a distance of 36.00'; thence N64°20'40"W, a distance of 79.05'; thence S81°42'26"W, a distance of 75.28'; thence N84°09'30"W, a distance of 33.73'; thence N63°01'16"W, a distance of 62.99'; thence S87°34'37"W, a distance of 39.70'; thence S30°16'44"W, a distance of 37.89'; thence S02°19'53"E, a distance of 40.51'; thence S63°30'15"W, a distance of 25.44'; thence S86°55'30"W, a distance of 58.71'; thence N03°33'23"W, a distance of 15.81'; thence N39°42'31"E, a distance of 42.78'; thence N27°55'02"E, a distance of 31.02'; thence N69°38'26"W, a distance of 33.23'; thence S77°48'36"W, a distance of 65.44'; thence S00°04'48"E and leaving said approximate center of creek, a distance of 1419.57'; thence N89°59'58"E, a distance of 869.87' to the POINT OF BEGINNING.

Together with and subject to the Ingress/Egress & Utility Easements "A" and "B", as recorded in Instrument #2010-35023 in the Office of the Judge of Probate of Shelby County, Alabama.



Shelby County, AL 06/13/2012
State of Alabama
Deed Tax: \$96.00