

9054 Eagle Valley Ln  
Bham, AL 35244

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

Send Tax Notice To: Richard Guest

~~Wesley Sel~~

**WARRANTY DEED**

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Five Thousand dollars and Zero cents (\$105,000.00) 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, By Mitt Schroeder as Sr Vice President (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Richard Guest and Melissa Guest (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 8<sup>th</sup> day of June, 2012.

_____ (SEAL)	<u>[Signature]</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 SHELBY

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 8<sup>th</sup> day of June, 2012.

My Commission Expires:

[Signature]  
Notary Public

**My Commission Expires April 4, 2016**



20120613000208170 1/2 \$120.00  
Shelby Cnty Judge of Probate, AL  
06/13/2012 09:56:43 AM FILED/CERT

Shelby County, AL 06/13/2012  
State of Alabama  
Deed Tax: \$105.00

## EXHIBIT A

BEGIN at the SE Corner of the SW 1/4 of the SE 1/4 of Section 13, Township 19 South, Range 1 East, Shelby County, Alabama; thence N89°59'57"E, a distance of 410.64'; thence N00°04'48"W, a distance of 1419.57' to the approximate center of a creek, all further calls will be along approximate center of creek until otherwise specified; thence S77°48'36"W, a distance of 55.81'; thence S53°06'33"W, a distance of 19.62'; thence S28°11'35"W, a distance of 45.64'; thence S59°19'50"W, a distance of 114.78'; thence S81°21'25"W, a distance of 33.81'; thence S12°00'49"W, a distance of 24.23'; thence S49°14'24"E, a distance of 43.26'; thence S87°35'17"W, a distance of 24.67'; thence S66°52'13"W, a distance of 29.78'; thence N70°52'43"W, a distance of 36.12'; thence S76°20'46"W, a distance of 133.36'; thence N53°11'13"W, a distance of 18.43'; thence N88°36'59"W, a distance of 10.26'; thence S37°59'57"W, a distance of 32.47'; thence S06°42'18"W, a distance of 22.77'; thence S10°27'59"E, a distance of 71.62'; thence S05°34'37"W, a distance of 41.38'; thence N82°48'32"W, a distance of 45.56'; thence S63°48'59"W, a distance of 29.77'; thence S11°37'23"E, a distance of 21.55'; thence S62°55'11"E, a distance of 37.63'; thence S28°07'11"E, a distance of 21.46'; thence S24°41'33"W, a distance of 18.48'; thence S55°18'00"W, a distance of 74.39'; thence S68°49'58"W, a distance of 31.57'; thence N87°04'14"W, a distance of 26.68'; thence S72°37'12"W, a distance of 57.05'; thence S22°56'09"W, a distance of 9.44'; thence S51°17'50"W, a distance of 55.41'; thence S81°19'48"W, a distance of 86.62'; thence S54°18'52"W, a distance of 68.58'; thence S34°45'03"W, a distance of 115.33'; thence S00°32'10"E, a distance of 46.36'; thence S54°36'44"W, a distance of 263.14'; thence S85°40'36"W, a distance of 55.22'; thence S40°04'16"W, a distance of 43.74'; thence S23°46'45"W, a distance of 48.39'; thence S82°35'21"W, a distance of 134.71'; thence S69°24'30"W, a distance of 71.08'; thence S38°59'16"W, a distance of 134.23'; thence S19°18'01"W, a distance of 78.04'; thence S06°46'04"W, a distance of 46.12'; thence S36°16'33"W, a distance of 99.58'; thence N77°19'39"W, a distance of 96.38'; thence S02°01'42"E and leaving said approximate center of creek, a distance of 106.40'; thence S86°18'06"E, a distance of 50.42'; thence S89°55'01"E, a distance of 1230.86' 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.

