

This instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Central State Bank  
P.O. Box 180  
Calera, AL 35040

**DEED IN LIEU OF FORECLOSURE**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the satisfaction of that certain mortgage from James G. Alston and wife, Carol L. Alston, to Central State Bank, dated December 17, 1985, recorded in Book 54, Page 680, in the Probate Office of Shelby County, Alabama, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Sandra Joyce Alston, a single woman, grant, bargain, sell and convey unto Central State Bank, the following described real estate, situated in: Shelby County, Alabama, to-wit:

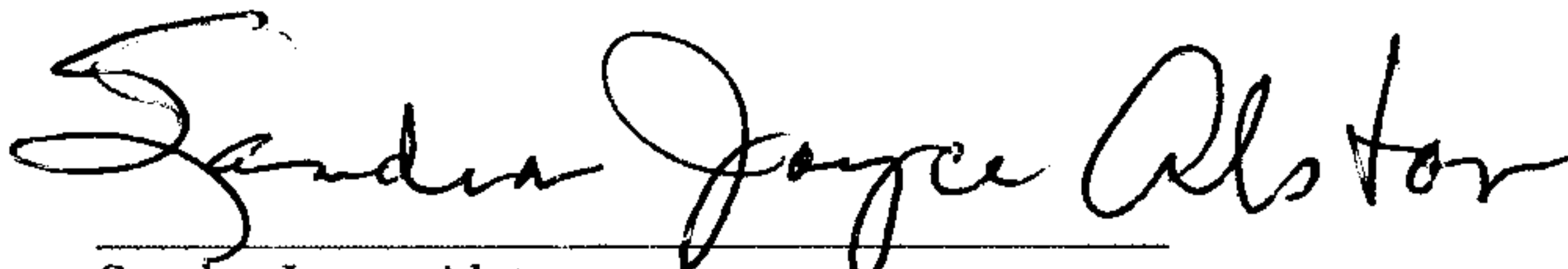
SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

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

**TO HAVE AND TO HOLD** to the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, its successors and assigns, and 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 successors and assigns forever, against the lawful claims of all persons.

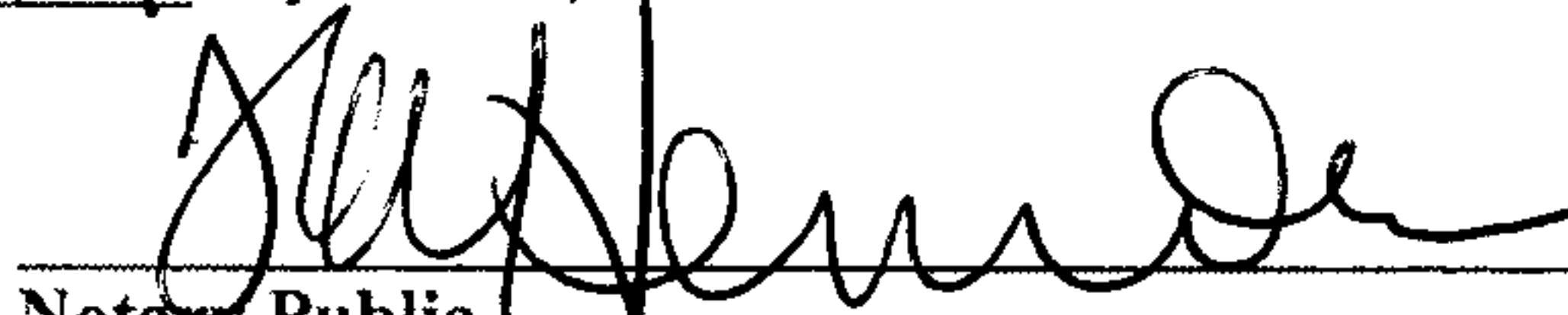
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27<sup>th</sup> day of July, 2012.

  
Sandra Joyce Alston

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Sandra Joyce Alston, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of July, 2012.

  
Notary Public

My Commission Expires:

**My Commission Expires April 4, 2016**



20120925000364630 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
09/25/2012 08:16:28 AM FILED/CERT

**EXHIBIT A**  
**LEGAL DESCRIPTION**

A lot in the Town of Columbiana, Alabama, in the SW 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West, more particularly described as follows: Commence at the intersection of the North line of Mildred Street with the East line of an alley sometimes known as Firehouse alley and run in an easterly direction along North line of Mildred Street a distance of 117 feet to point of beginning, said point being the SE corner of lot belonging to Medical Clinic Board of the Town of Columbiana; from said point of beginning, continue easterly along the North line of Mildred Street a distance of 72 feet to the southwest corner of lot belonging to Estate of L. D. Cole; thence in a northerly direction along West line of Cole lot a distance of 163 feet, more or less, to the south line of Calvin Green lot; thence in a westerly direction along South line of Green lot a distance of 72 feet, more or less, to a point 6 feet in a northerly direction from the NE corner of lot belonging to Town of Columbiana; thence in a southerly direction along the East line of lot belonging to Town of Columbiana and to the Medical Clinic Board of the Town of Columbiana, a distance of 160 feet, more or less, to the point of beginning. Situated in Town of Columbiana, Shelby County, Alabama.



20120925000364630 2/3 \$19.00  
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**Real Estate Sales Validation Form**

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Sandra J. Alston  
Mailing Address 210 Pine Hill Dr  
Columbiana AL  
35051

Grantee's Name Central St BK  
Mailing Address PO Box 180  
Calera AL 35040

Property Address Columbiana AL  
35051

Date of Sale 7-27-12  
Total Purchase Price \$ 271,415.00  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)

Bill of Sale  
 Sales Contract  
 Closing Statement

Appraisal  
 Other  
Mortgage

If the conveyance document presented for recordation contains all of the required information referenced Above, the filing of this form is not required

**Instructions**

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.

Actual Value – If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 40-22-1 (h).

I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date \_\_\_\_\_

Print Mike T Atchison

Unattested \_\_\_\_\_  
(verified by)

Sign Mike J Atchison  
(Grantor/Grantee/Owner/Agent) circle one



20120925000364630 3/3 \$19.00  
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