

This instrument was prepared by:

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Attorney at Law
P. O. Box 119
Montevallo, AL 35115
205/665-5076

Send Tax Notice to:

(Name) TredWear, LLC
(Address) 15677 Highway 42
Shelby, AL 35143

Statutory Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **THIRTY SIX THOUSAND AND 00/100 (\$36,000.00) 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), whose address is P.O. Box 180, Calera, Alabama 35040 grants, bargains, sells and conveys unto **TREDWEAR, LLC** (herein referred to as grantee), whose address is 15677 Highway 42, Shelby, Alabama 35143 the following described real estate, situated in Shelby County, Alabama, to-wit:

A lot in the Town of Columbiana, Alabama, in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ 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.


SUBJECT TO:

- **Taxes for 2014 and subsequent years.**
- **Restrictions, easements, permits and rights of way of record.**
- **Mineral and mining rights which have heretofore been reserved by others.**
- **PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HERewith, IN FAVOR OF CENTRAL STATE BANK, IN THE SUM OF \$28,800.00.**

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 23rd day of October, 2013.


Central State Bank:


By: 
Its: Exec V-P.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David P. Dawkins whose name as EX VP 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 23rd day of October, 2013.


Notary Public
My Commission Expires: 8-17-14


20131028000425010 2/3 \$27.50
Shelby Cnty Judge of Probate, AL
10/28/2013 11:13:56 AM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Central State Bank
Mailing Address P. O. Box 180
Calera, AL 35040

Grantee's Name TredWear, LLC
Mailing Address 15677 Highway 42
Shelby AL 35143

Property Address 204 Mildred Street
Columbiana AL 35051

Date of Sale October 23, 2013
Total Purchase Price \$ 36,000.00
Or
Actual Value \$ _____
Or
Assessor's 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)

XX Settlement Statement
Sales Contract

Appraisal
Other

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 record.

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 evidenced 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 estimate of 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 § 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 § 40-22-1 (h).


Attested By: Diane Rachel

Print Central State Bank
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this the 23rd day of October, 2013.

Diane Rachel
Notary Public
My commission expires: 8-17-14


20131028000425010 3/3 \$27.50
Shelby Cnty Judge of Probate, AL
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