


Fair Market Value \$585,000.00

Shelby County, AL 12/30/2014
State of Alabama
Deed Tax: \$585.00

(Space above is for Recorder's use)

When Recorded Mail To:

Central State Bank
P.O. Box 180
Calera, AL 35040


20141230000408510 1/3 \$605.00
Shelby Cnty Judge of Probate, AL
12/30/2014 12:28:35 PM FILED/CERT

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with First Commercial Bank ("Grantor"), whose address is 1111 Bay Ave., 2nd Floor, Columbus, Georgia, 31901, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor paid by CENTRAL STATE BANK ("Grantee"), whose address is 11025 Highway 25, Calera, AL 35040, Attn: Mitt Schroeder, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, remise, and release, with limited warranty covenants to Grantee, its successors and assigns forever, all the right, title, interest, claim or demand which Grantor has or may have had in and to all that tract of land, if any, described on Exhibit A. attached hereto and made a part hereof (the "Property"), together with all the rights, easements, privileges, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining. The Property does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all rights, easements, privileges, tenements, hereditaments and appurtenances thereto in fee simple.

And Grantor will warrant and defend title to the Property against all parties lawfully claiming the same from, through or under it, but against no others.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, this 21st day of November, 2014.

Signed, Sealed and Delivered
in the presence of:

GRANTOR:

SYNOVUS BANK, a Georgia bank

Courtney Perry
Name: Courtney Perry

Glenda R. Muscett
Name: Glenda R. Muscett

By: Kevin P. Golden
Name: KEVIN P. GOLDEN
Title: GROUP EXECUTIVE

[BANK SEAL]

ACKNOWLEDGMENT

STATE OF Georgia)
) ss:
COUNTY OF Muscogee)

Before me, Virginia V. Suttler, in and for said County and State, on this 21st
day of November, 2014, personally appeared Kevin Golden to me known to be the identical
person who subscribed the name of the Grantor to the foregoing instrument as its
Group Executive and acknowledged before me that he executed the same as his free and
voluntary act and deed, and as the free and voluntary act and deed of SYNOVUS BANK, for the
uses and purposes therein set forth.

Virginia V. Suttler
Notary Public 9-1-15

[SEAL]



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EXHIBIT "A"

A parcel of land in the South 1/2 of the SW 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, being situated in Shelby County, Alabama, described as follows:

Commence at the Southwest corner of Section 11, Township 21 South, Range 3 West, Alabaster, Shelby County, Alabama, and run thence North 00 degrees 12 minutes 10 seconds West along the West line of said Section 11 a distance of 67.13 feet to a point on the North right of way line of Shelby County Highway No. 26; thence run North 89 degrees 52 minutes 50 seconds East along the said right of way line of said Highway 26 a distance of 1,137.04 feet to the point of beginning of the property being described; thence continue along last described course 230.89 feet to a point on the proposed new right of way line of Alabama Highway No. 119; thence run North 24 degrees 26 minutes 23 seconds East along the proposed new Westerly right of way line of said Alabama State Highway No. 119 a distance of 207.50 feet to a point, thence run South 89 degrees 52 minutes 50 seconds West a distance of 230.89 feet to a point, thence run South 24 degrees 26 minutes 23 seconds West a distance of 207.50 feet to the point of beginning. Being situated in Shelby County, Alabama.

Source of Title. Instrument #20031229000829050, being a warranty deed from Rice land Company, LLC, an Alabama limited liability company, to First Commercial Bank, a State Bank, dated December 23, 2003.

