

Grantor's Name: Columbiana Properties, Ltd.
Mailing Address: PO Box 694
Columbiana, AL 35051
Property Address:

Grantee's Name: First US Bank
Mailing Address: 604 Oak Mountain Commons Lane
Pelham, AL 35124

Date of Sale: _____

Total Purchase Price \$245,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this deed 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 _____

This Instrument Was Prepared By:

Michael B. Odom
Rumberger, Kirk & Caldwell
2001 Park Place North, Suite 1300
Birmingham, Alabama 35203

Send Tax Notice To:

First US Bank
604 Oak Mountain Commons Lane
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Forty-Five Thousand and 00/100 DOLLARS (\$245,000.00) and other good and valuable consideration to the undersigned Grantor, Columbiana Properties, Ltd., an Alabama limited partnership (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto First US Bank, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Shelby County, AL 01/02/2015
State of Alabama
Deed Tax: \$245.00

See Attached Exhibit A



20150102000000010 1/3 \$265.00
Shelby Cnty Judge of Probate, AL
01/02/2015 08:20:16 AM FILED/CERT

SUBJECT TO:

1. Mineral and mining rights not owned by Grantor.
2. Present zoning classification.
3. Easements, including utility easements, serving the property, subdivision covenants and restrictions, and building lines of record.
4. Taxes for the year 2015 and subsequent years.
5. Right-of-way granted to South Central Bell recorded in Volume 320, Page 960.
6. Ingress, egress easement as shown on map of Davis Center Shopping Plaza as recorded in Map Book 16, Page 91.
7. Right-of-way granted to Alabama Power Company recorded in Deed Book 80, Page 221.
8. Drainage easement recorded in Deed Book 242, Page 274.

9. Drainage ditch and water lines as shown on Map Book 41, Page 128.
10. Powerline easement shown in survey attached to lease recorded in Inst. No. 20131202000465660 serving adjoining premises.
11. Matters of survey disclosed on Survey by Ray & Gilliland, P.C. dated December 12, 2014 including the following:
 - (a) Parking spaces situated on easterly side of subject property.
 - (b) Concrete drain on northeasterly portion of subject property.

TO HAVE AND TO HOLD, the above described property unto the said First US Bank, its successors and assigns forever.

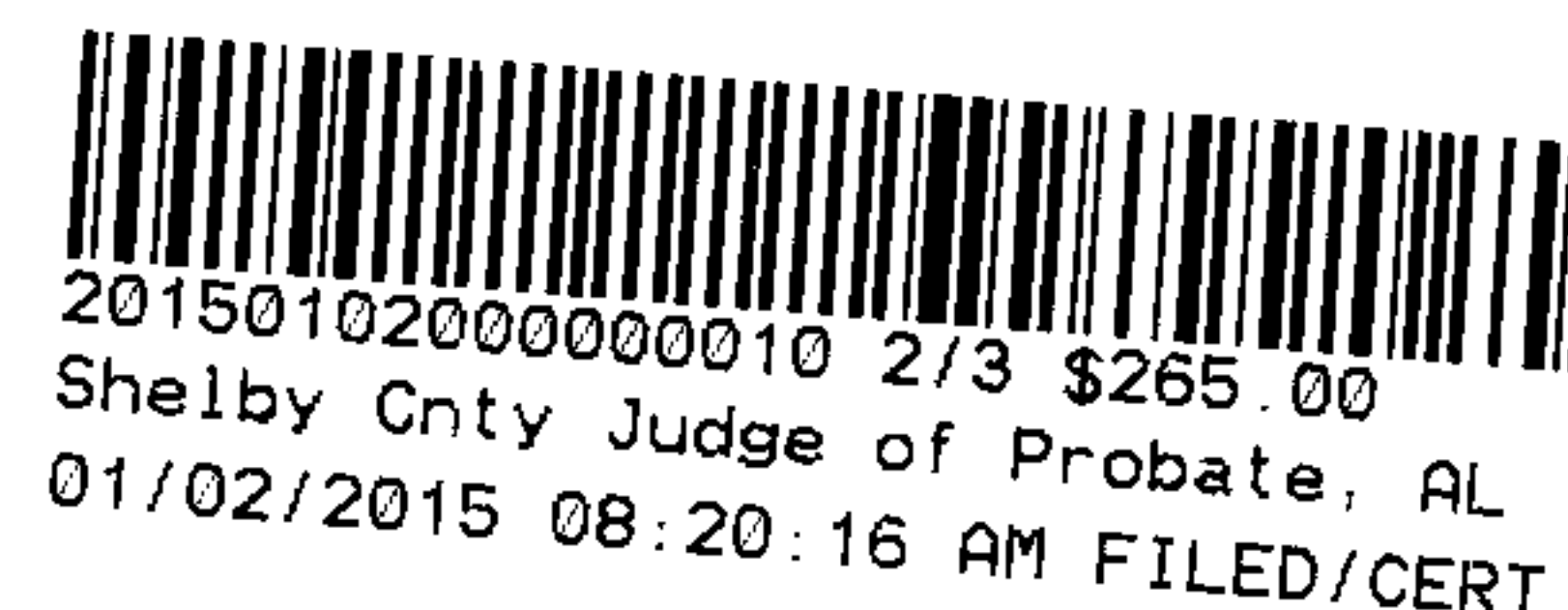
And said Columbiana Properties, Ltd. does for itself, its successors and assigns, covenant with said First US Bank, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the First US Bank, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed in its name and, has caused its corporate seal to be hereunto affixed on the 30th day of December, 2014.

COLUMBIANA PROPERTIES, LTD.

By: William T. Rasco
Its: General Partner

STATE OF ALABAMA)
JEFFERSON COUNTY)



I, the undersigned Notary Public, in and for said County and State hereby certify that William T. Rasco, whose name as General Partner of Columbiana Properties, Ltd., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such general partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 30th day of December, 2014.

Meredith Moneef
Notary Public
My Commission Expires: 1/18/2017

EXHIBIT A
LEGAL DESCRIPTION

Commence at a 1" open top pipe in place being the Southwest corner of the Northwest one-fourth of the Northeast one-fourth of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 02° 16' 48" West along the West boundary of said quarter-quarter section for a distance of 89.81 feet to a ½ rebar in place, said point being located on the North boundary of Lot No. 2 of the Davis Plaza Shopping Center Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 16 at page 91, said point also being the point of beginning. From this beginning point proceed South 89° 58' 08" West along the North boundary of said subdivision for a distance of 7.78 feet (set ½" rebar) to a point on the East boundary of the Consolidation Plat for CVS 4886 Al, LLC as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 41 at page 128; thence proceed North 01° 20' 32" West along the East boundary of said subdivision for a distance of 125.52 feet (set ½" rebar) to a point on the south right-of-way of West College Street; thence proceed South 89° 53' 41" East along the South right-of-way of said street for a distance of 31.78 feet to a ½" rebar in place; thence proceed North 89° 19' 40" East along the South right-of-way of said street for a distance of 182.12 feet (set ½" rebar); thence proceed South 13° 48' 14" West for a distance of 131.26 feet (set PK nail); thence proceed South 89° 58' 08" West for a distance of 13.83 feet to a scribe in place being the Northeast corner of Lot No. 2 of the Davis Plaza Shopping Center Subdivision; thence continue South 89° 58' 08" West along the North boundary of said subdivision for a distance of 158.01 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northeast one-fourth and the Northeast one-fourth of the Northwest one-fourth of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama.

