

**This instrument was prepared by:**

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

**Send Tax Notice to:**

(Name) Polly A. Harrell  
(Address) 920 23<sup>rd</sup> Ave. S  
Calera AL 35040

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***Statutory Warranty Deed***

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STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FIFTY THOUSAND ONE HUNDRED and 00/100 (\$50,100.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **CENTRAL STATE BANK, an Alabama Banking Corporation**, (herein referred to as grantor), grants, bargains, sells and conveys unto **Polly A. Harrell**, (herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lots 1,2,3,4,5,6,7,8,9 and 10, Block 244, according to Dunstan's Map of Calera, Alabama, located in Section 2, Township 24 North, Range 13 East, Shelby County, Alabama.

SUBJECT TO:

- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- Right of way granted to Town of Calera recorded in Deed Book 285, Page 850.
- Right of way to Shelby County as recorded in Deed Book 234, Page 620..
- All outstanding rights of redemption in favor of all permits entitled to redeem, the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated February 12, 2015 and recorded on February 12, 2015 at 12:09:48 PM, in Instrument #20150212000046030 in the Probate Office of Shelby County, Alabama under and in accordance with the laws of the State of Alabama or the United States of America.
- \$40,080.00 of the consideration hereinabove referenced is secured by purchase money first mortgage in favor of Central State Bank.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 23<sup>rd</sup> day of March, 2015.

Central State Bank

Carlene R. Hadaway  
(Seal)

By: Carlene R. Hadaway  
Its: Senior Vice President

STATE OF ALABAMA  
COUNTY OF SHELBY

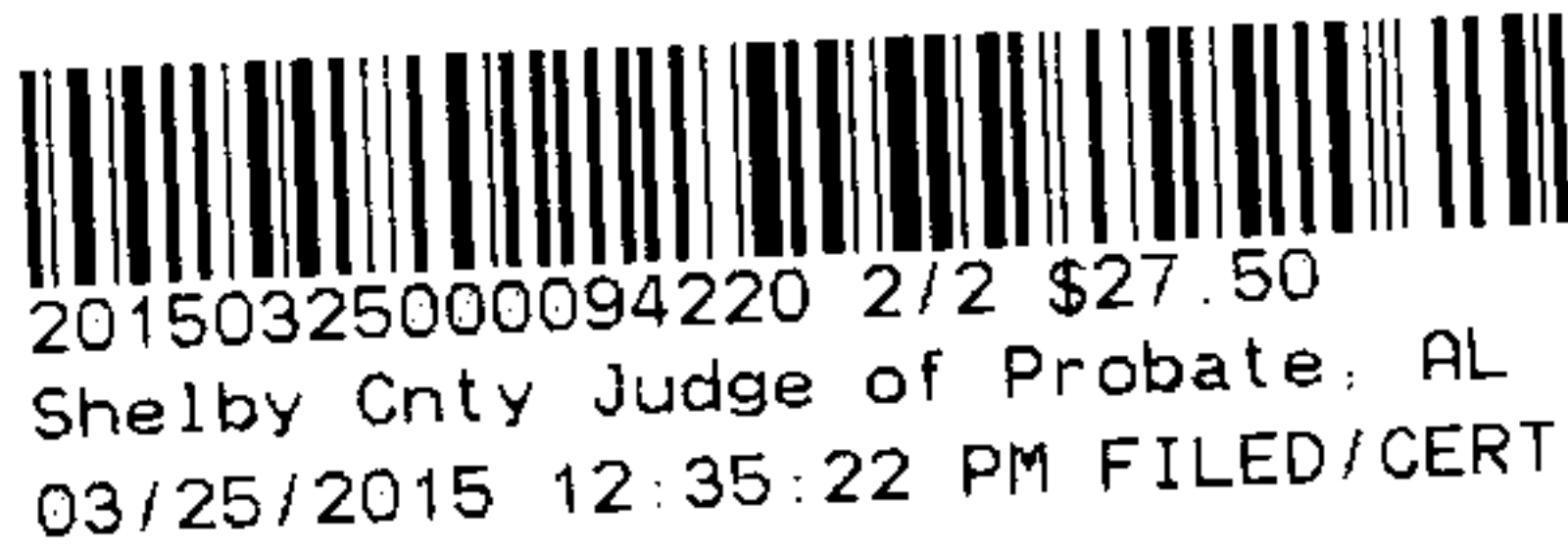
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carlene R. Hadaway, whose name as Senior Vice President of Central State Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Company.

Given under my hand and official seal, this the 23<sup>rd</sup> day of March, 2015.

[Signature]  
Notary Public

My Commission Expires.

**My Commission Expires April 4, 2016**



## 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	<u>Central State Bank</u>	Grantee's Name	<u>Polly A. Harrell</u>
Mailing Address	<u>P.O Box 180</u>	Mailing Address	<u>Calera, AL 35040</u>
	<u>Calera, AL 35040</u>		
Property Address	<u>920 23<sup>rd</sup> Ave. S.</u>	Date of Sale	<u></u>
	<u>Calera, AL 35040</u>	Total Purchase Price	<u>\$50,100.00</u>
	<u></u>	Or	
	<u></u>	Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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)

<u></u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u>X</u> Closing Statement	

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

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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.

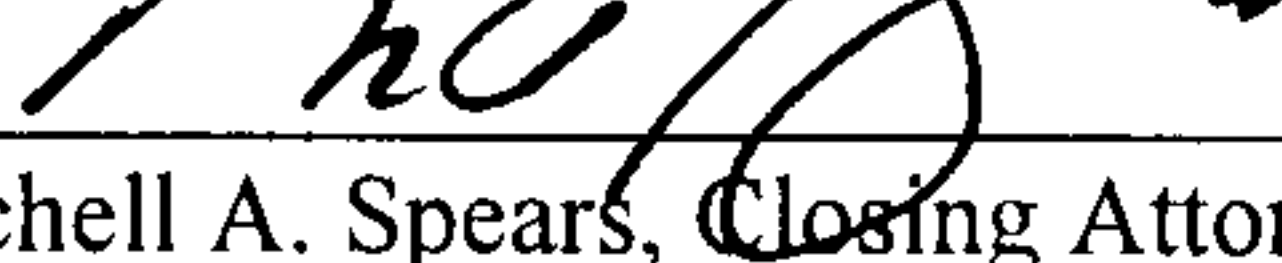
Date of Sale – the date on which interest to the property was conveyed.

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).

Sign   
Mitchell A. Spears, Closing Attorney