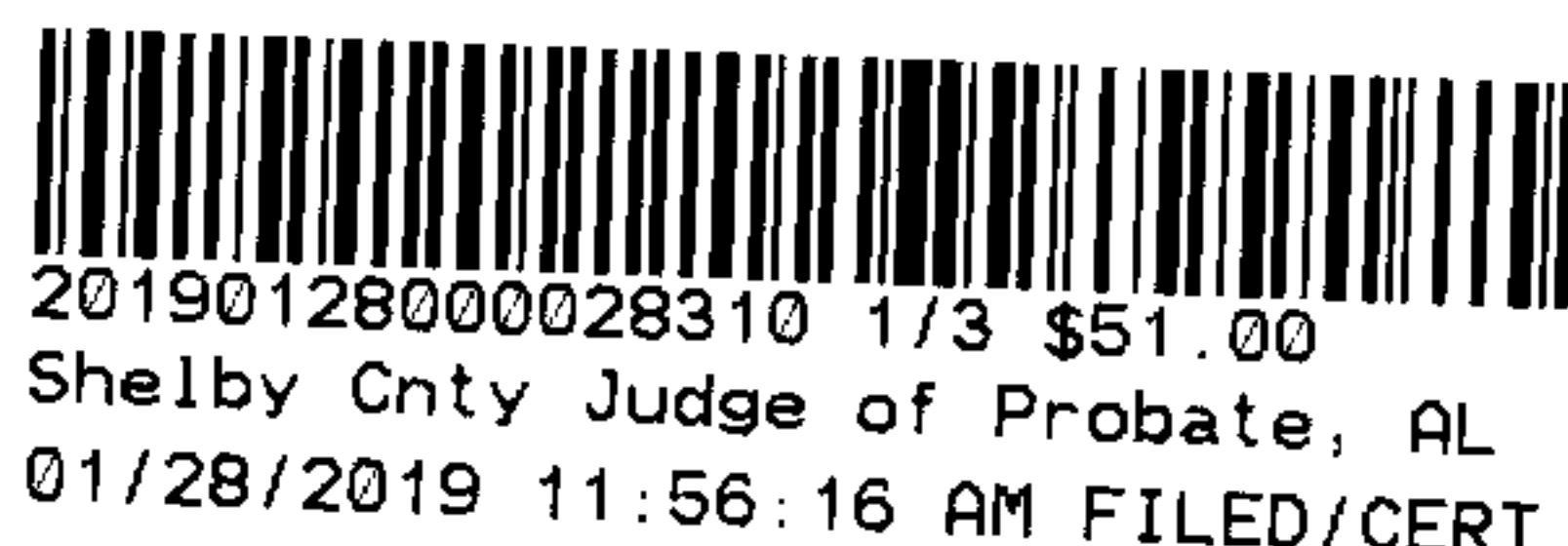


This Instrument was Prepared by:

Send Tax Notice To: Ferman Garrett, Sr.

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-19-25174



286 Garrett Lakes
Shelby AL 35143

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Thousand Dollars and No Cents (\$30,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Central State Bank**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Ferman Garrett, Sr.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Chief Credit Officer who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of January, 2019.

Central State Bank

By: Ken Coreno

Central State Bank

By: Ken Coreno

As: Chief Credit Officer

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Ken Coreno as Chief Credit Officer 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

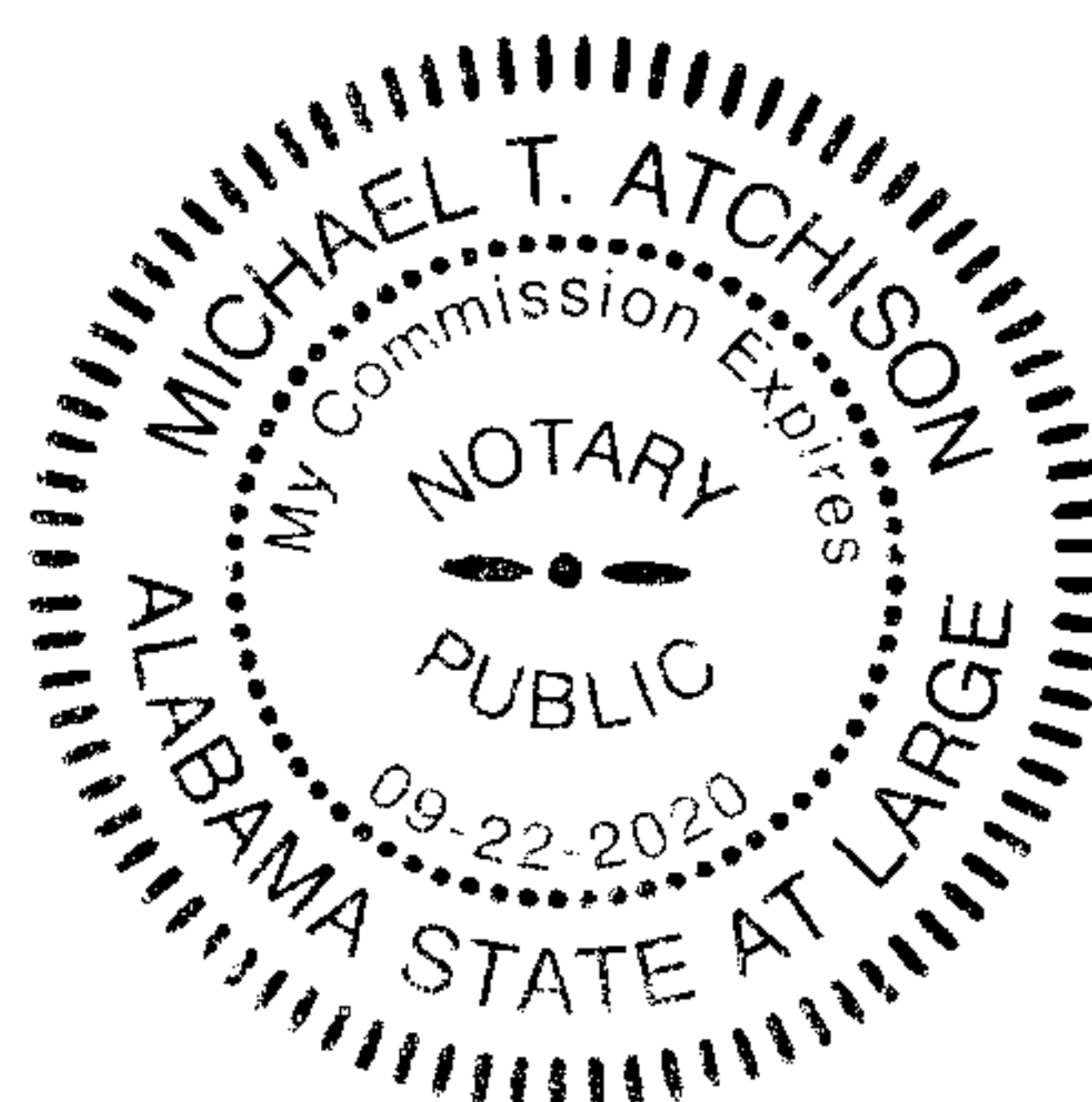
Given under my hand and official seal this the 24th day of January, 2019.

Michael T. Atchison

Notary Public, State of Alabama

Mike T. Atchison

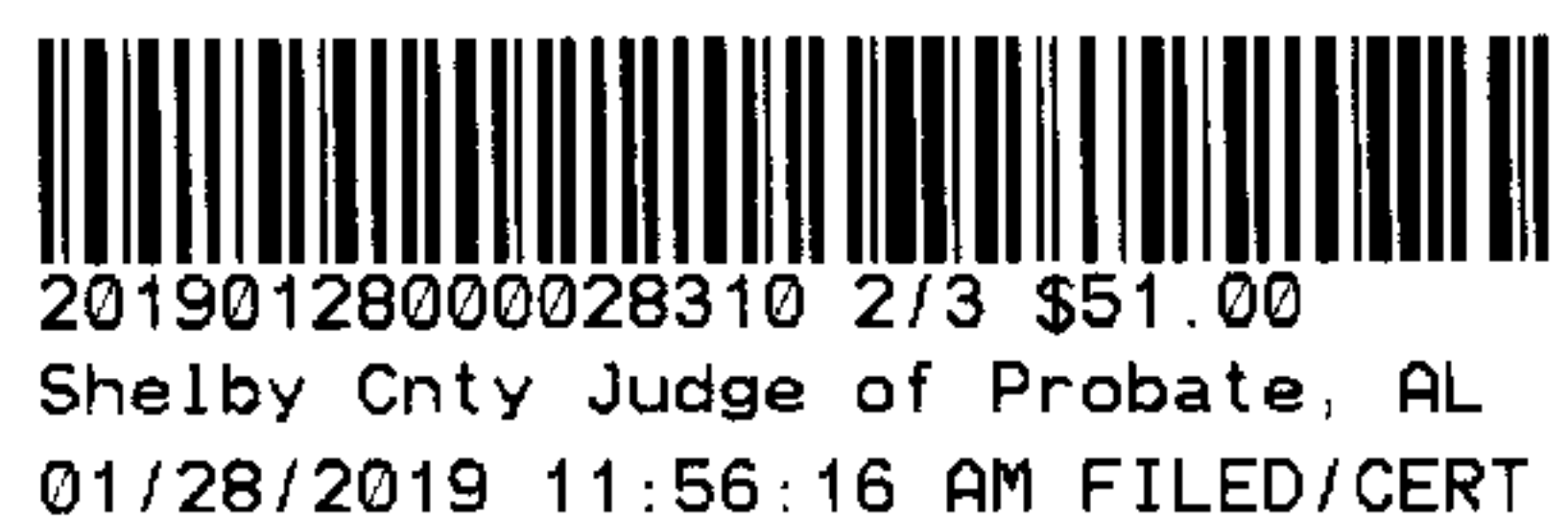
My Commission Expires: September 22, 2020



Shelby County, AL 01/28/2019
State of Alabama
Deed Tax: \$30.00

EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the Southeast corner of the SW 1/4 of the SW 1/4 of Section 8, Township 24 North, Range 15 East; thence run North along the East line of said 1/4-1/4 for 1495.84 feet to the Easterly right of way of a County Road; thence 136 degrees 30 minutes 23 seconds left run 54.17 feet to a curve to the left having a radius of 94.02 feet; thence run along said curve for 48.87 feet; thence continue along said right of way for 23.94 feet to a curve to the right having a radius of 153.16 feet; thence run along said curve for 49.56 feet; thence continue along said right of way for 55.17 feet to a curve to the left having a radius of 262.24 feet; thence run along said curve for 191.07 feet; thence continue along said right of way for 96.73 feet to a curve to the right having a radius of 539.32 feet; thence run along said curve for 217.02 feet; thence continue along said right of way for 247.87 feet to a curve to the right having a radius of 253.22 feet; thence run along said curve for 129.13 feet; thence continue along said right of way for 60.85 feet to a curve to the left having a radius of 448.92 feet; thence run along said curve for 215.75 feet; thence continue along said right of way for 334.97 feet to the South line of said 1/4-1/4; thence 104 degrees 55 minutes 32 seconds left run 465.93 feet to the point of beginning. Situated in Shelby County, Alabama.



Real Estate Sales Validation Form

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 Ferman Garrett, Sr.
Mailing Address 286 Garrett Lake
Shelby AL 35143

Property Address 809 Wilderness Trail
Shelby, AL 35143

Date of Sale January 24, 2019
Total Purchase Price \$30,000.00

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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement
☐ 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 of 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).

Date January 23, 2019

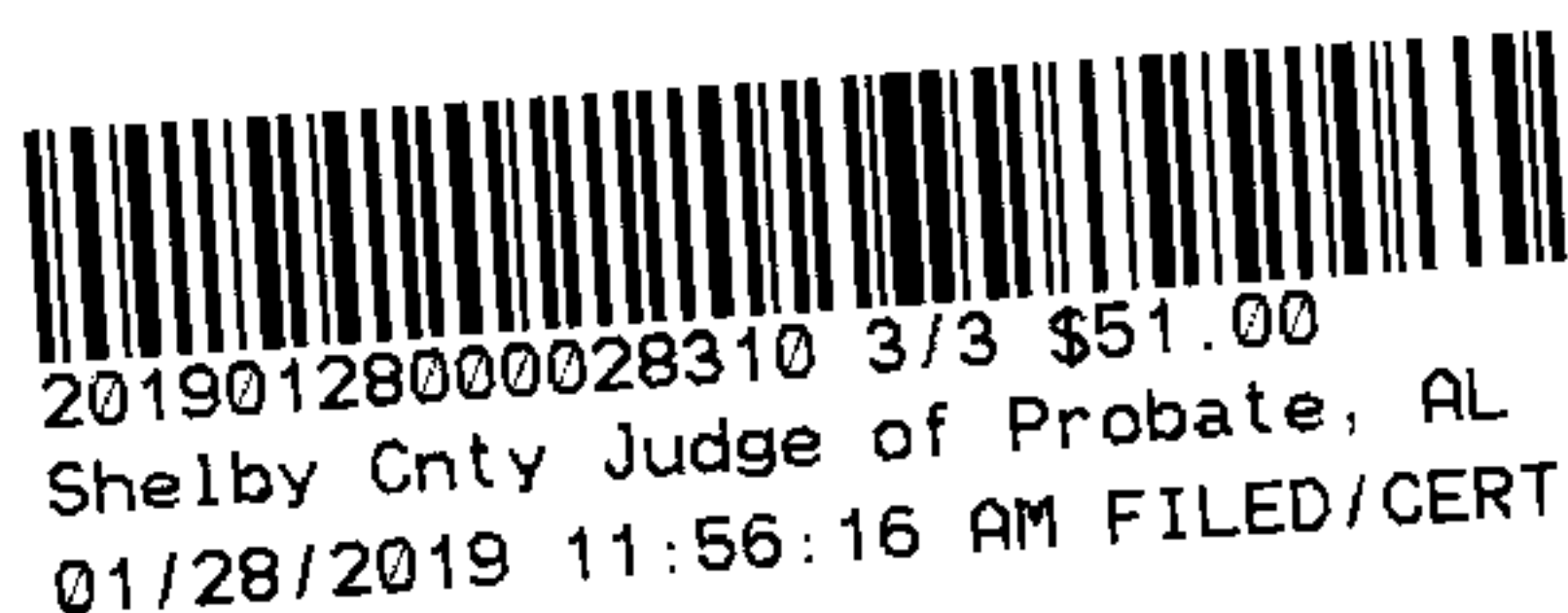
Print Central State Bank

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1