

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF JEFFERSON

8706
KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Thousand One Hundred and No/100 (\$1,100.00) Dollars cash in hand paid to the undersigned grantor, CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, organized under the laws of the United States of America, by

H. T. Graham

, the receipt of which is hereby acknowledged

~~and in the further consideration of the execution and recording of the foregoing deed by the grantor herein as a purchase money mortgage in the principal amount of~~

, securing the unpaid balance of the purchase price of the hereinafter described property, the receipt of which consideration is hereby acknowledged, the said CITY FEDERAL SAVINGS AND LOAN ASSOCIATION has bargained and sold and does by these presents grant, bargain, sell and convey unto

H. T. Graham

the following described real estate:

Tract of land in NW 1/4 of NW 1/4 of NW 1/4 of Section 27, Township 19, Range 1 East, described as: Begin at the Northeast corner of said forty and run South along East line of said forty acres 160 feet more or less to South RW line of Florida Short Route Highway; thence along same West 191 feet to point of beginning of lot herein described; thence continue West along said right of way line 50 feet to NE corner of Cobb lot; thence South along East line of Cobb Lot 210 feet; thence East and parallel with RW line of Highway 50 feet, thence North and parallel with East line of Cobb lot 210 feet to point of beginning. situated in Jefferson County, Alabama.

Shelby

It is understood and agreed that the grantor acquired title to the above described property by purchase on November 29, 1965 at a foreclosure sale held under mortgage executed by W. W. Lewis Enterprises, Inc.

to said Association under date of April 22, 1960, which said mortgage is recorded in the office of the Judge of Probate of Jefferson County, Alabama in Volume 265, Page 539, Record of Mortgages and which said foreclosure sale being evidenced by foreclosure deed to the grantor herein recorded in Volume 239 Page 258 in said Judge of Probate Office, and this conveyance is expressly made subject to any and all rights of redemption, legal or equitable, arising out of said foreclosure sale, and is further subject to any and all outstanding taxes and assessments whether yet made final or not and subject to easements of record and zoning ordinances, if any.

TO HAVE AND TO HOLD unto the said H. T. Graham together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever, except as hereinabove stated.

IN WITNESS WHEREOF, the said CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, has caused these presents to be executed by Gordon D. Martin, its Vice President, duly authorized thereto, and attested by Emmett C. Gardner, its Asst. Secretary, who affixed its corporate seal hereto, being duly authorized thereto, on this the 29th day of December 1965.

CITY FEDERAL SAVINGS AND LOAN ASSOCIATION

By: Gordon D. Martin
Its Vice President

ATTEST:

Emmett C. Gardner
Assistant Secretary

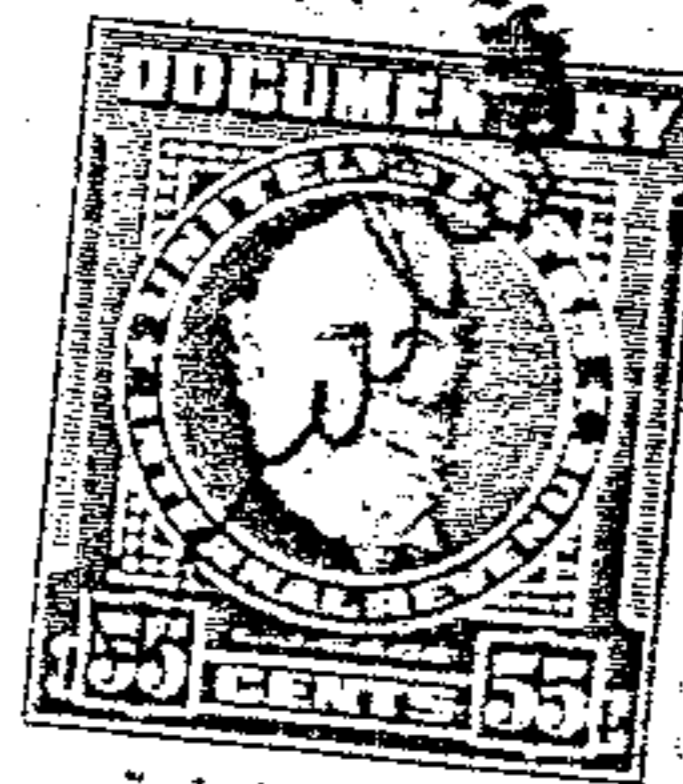
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Sue D. Howell, a Notary Public in and for said County, in said State, hereby certify that Gordon D. Martin, whose name as Vice President of CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 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 corporation.

Given under my hand and official seal of office this 29th day of December, 1965

Sue D. Howell
Notary Public



STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
INSTRUMENT WAS FILED
1976 SEP 22 PM 3:01
1.50