

This instrument was prepared by

(Name) James J. Robinson, Attorney  
1600 Bank for Savings Building  
(Address) Birmingham, Alabama 35203

19800403000039800 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
04/03/1980 00:00:00 FILED/CERTIFIED

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty-Two Thousand and 00/100 Dollars (\$52,000.00)

to the undersigned grantor, Birmingham Trust National Bank, a national banking association, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

William G. Dawdy and wife, Connie Lee Dawdy

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 15, Block 6, according to the survey of Southwind, Second Sector, as recorded in Map Book 6, Page 106, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes due in the year 1980 which are a lien but not due and payable until October 1, 1980.
2. 35' building line as shown by recorded map.
3. 5' easement on rear as shown by recorded map.
4. Right of way to Alabama Power Company recorded in Volume 302, Page 78, in the Probate Office of Shelby County, Alabama.
5. Restrictions recorded in Misc. Volume 16, Page 673, and Misc. Volume 17, Page 397, in said Probate Office.
6. Agreement to Alabama Power Company recorded in Misc. Volume 17, Page 394, in said Probate Office.
7. Statutory rights of redemption evidenced by foreclosure deed recorded in Vol. 321, Page 136, in said Probate Office.

\$46,800.00 of the consideration recited above was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

INSTRUMENT WAS FILED

1980 APR -3 AM 9:28

James G. Snowden, Jr.  
JUDGE OF PROBATE

See Mtg 401 - 921  
Deed tax 550  
150  
100  
800

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

Senior Vice

IN WITNESS WHEREOF, the said GRANTOR, by its / President, James R. Beaird, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14TH day of March 1980.

ATTEST:

BIRMINGHAM TRUST NATIONAL BANK

W. O. Keith ASST. V.P.  
-Secretary-

By James R. Beaird  
Its Senior Vice President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James R. Beaird whose name as Sr. Vice President of Birmingham Trust National Bank, a national banking association, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said national banking association.

Given under my hand and official seal, this the 14th day of March 1980.

ROBERT O. DRIGGERS

1736 OXMOOR ROAD

P. O. BOX 58023

HOMWOOD, ALABAMA 35208

My Commission Expires Feb. 9, 1982