

(Name)

Robert O. Driggers, Attorney

(Address)

1736 Oxmoor Road, Homewood, Alabama 35209

STATUTORY  
CORPORATION FORM/WARRANTY DEED, JOINTLY FOR LIFE WITH  
LAND TITLE CO



19810402000035810 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
04/02/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA  
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety Two Thousand Five Hundred and No/100-----Dollars

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

JAMES H. EVANOFF and N. LUCILLE EVANOFF

(herein referred to as GRANTEEES) 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 229, according to survey of Chandalar South, Sixth Sector, as recorded in Map Book 7, Page 49, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1981 and thereafter. (Parcel ID 13-01-01-2-001-3.26
2. Building setback line of 35 feet reserved from Chandawood Drive and Chandawood Circle, as shown by plat.
3. Public utility easements as shown by recorded plat, including 7.5' easement on southeasterly portion.
4. Easement to Alabama Power Company recorded in Deed Book 179 Page 375 in Probate Office.
5. Agreement with Alabama Power Company recorded in Misc. Book 25, Page 742 in Probate Office.
6. Restrictions as to underground cable, recorded in Misc. Book 25, Page 747.
7. Restrictive covenants and conditions as set out in Misc. Book 24, Page 886 in Probate Office.
8. Statutory right of redemption as evidenced by foreclosure deed recorded in Deed Book 329, Page 145 in the Probate Office of Shelby County, Alabama.

\$87,850 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, W. Guy Warren who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of March 1981.

ATTEST:

*Dwight Smith*  
ASST. V.P.

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC  
SECRETARY

BIRMINGHAM TRUST NATIONAL BANK,  
a National Banking Association

By *W. Guy Warren*  
W. GUY WARREN, Vice President

STATE OF Alabama  
COUNTY OF Jefferson

1981 APR -2 AM 8:34

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

*Deed tax 5.00*  
*Rec. 1.50*  
*Ind. 1.00*  
*7.50*  
*Summary 411-140*

a Notary Public in and for said County in said

I, the undersigned State, hereby certify that W. Guy Warren whose name as 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 31st day of March

*Robert Driggers*

*Lucia C. Caldwell*  
My Commission Expires February 11, 1985  
Notary Public