

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, in consideration of Twelve Thousand Dollars (\$12,000.00) paid to The First National Bank of Birmingham, a national banking association, (hereinafter called Grantor) by Howard Holcombe and Josephine Holcombe, (hereinafter called Grantees), the receipt of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the 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:

Lot 2, according to the Survey of Meadow Brook, Third Sector, as recorded in Map Book 7, page 66, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is made subject to: (1) real estate ad valorem taxes for the tax year ending September 30, 1982; (2) all rights of redemption arising out of, or in connection with, the foreclosure of a mortgage on the above described real estate, which mortgage was executed by Swalley Construction Company, Inc. to The First National Bank of Birmingham, was recorded in Book 384, page 423 and was foreclosed on September 18, 1981, said real estate was sold to the Grantor at said foreclosure sale and was conveyed to the Grantor by a deed recorded in Book 335, page 14; (3) all existing rights-of-way, encroachments, party walls, building restrictions, zoning laws and regulations, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines and any matters not of record which would be disclosed by an inspection and survey of the above described real estate; (4) building setback line of 35 feet reserved from Meadow Brook Road and Cumberland Trace as shown by plat; (5) public utility easements as shown by recorded plat, including 10-foot easement on West side of lot, as shown on recorded plat; (6) restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 25, page 781; (7) transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 313, page 870, Deed Book 313 page 868, and Deed Book 313, page 866; (8) title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto. (When and instrument is referred to herein as recorded, it is recorded in the Probate Office of Shelby County, Alabama).

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The Bank (Seller) makes no representations, warranties, or covenants regarding: (a) the suitability or fitness of the above described real estate for any purpose or use, including, but not limited to, the placement and use of a septic tank, field lines and pipes, or (b) the condition of the soil and its capacity to percolate.

To have and to hold to the 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.

In witness whereof, the First National Bank of Birmingham has caused this instrument to be executed by its duly authorized corporate officer, on this 6th day of May, 1982.

ATTEST:

BY: [Signature]
ITS REAL ESTATE OPERATIONS OFFICER

THE FIRST NATIONAL BANK OF BIRMINGHAM
BY: [Signature]
ITS Vice President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Raymond J. Reinhardsen whose name as Vice President of The First National Bank of Birmingham, a national banking association, is signed to the foregoing instrument, and who is known to me, acknowledged before me that, being informed of the contents of the instrument, 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 seal of office this 6th day of May, 1982.

[Signature]
Notary Public

Notary Public, Alabama State at Large
My Commission Expires December 1, 1985
Bonded by St. Paul Fire & Marine Insurance Co.

Notary Must Affix Seal

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1982 MAY 11 AM 8:15

[Signature]
JUDGE OF PROBATE

Deed tax 12.00
Rec. 3.00
Ind. 1.00
16.00

