2,45

This instrument was prepared by:

Anthony D. Snable, Attorney

2700 Highway 280 South

Suite 101

Birmingham, Alabama 35223

Send Tax Notices to:

William C. Landers

2260 Vanessa Drive

Birmingham, Alabama 35242

STATUTORY WARRANTY DEED FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY)

Lot 44, Second Sector, according to the Survey of Altadena Woods, 2nd and 5th Sectors as recorded in Map Book 10, Page 54 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Advalorem taxes for the current tax year, 1988.
- 2. Easements, restrictions and reservations of record.

\$135,000.00 of the purchase price recited above was paid from mortgage loan executed simultaneously herewith.

Subject to statutory Right of Redemption outstanding pursuant to Foreclosure deed recorded in Real 174, Page 75, dated 2/29/88.

TO HAVE AND TO HOLD, to the said Grantees their heirs and assigns forever.

IN WITNESS WHEREOF, the said Altus Bank, a Federal Savings Bank by its Assistant Vice-President, Lee Hall, who is authorized to execute this conveyance, has hereto set his signature and seal this the 19th day of August 1988.

Altus Bank, a Federal Savings Bank

By : (

Lee Hall, Assistant Vice-President

BEON 201 PAGE 551

STATE (OF	ALABAMA)
ANNAN	SON	YTAUOO)

Corporate Acknowledgment

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Lee Hall whose name as Assistant Vice-President, of Altus Bank, a Federal Savings 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 conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said Altus Bank, a Federal Savings Bank.

GIVEN under my hand and official seal on this the 19th day of August , 19 88

[NOTARIAL SEAL]

NOTARY PUBLIC Anthony D. Snable

My Commission Expires: 10-21-91

STATE OF ALA. SHIPE THIS TO CERTIFY THIS

88 AUG 26 PM 2: 03

JUDGE OF PROBATE

1. Deed Tax \$ 15.00

2. Mitg. Tax

3. Recording Fee 5.00

4. Indexing Fee 1.00
TOTAL 21.00