

1636

SEND TAX NOTICE TO: JAMES FREDRICK MARTIN  
1016 Burnt Pine Dr.  
Maylene, Al. 35117

STATUTORY WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, this deed made this \_\_\_\_ day of April, 1990, by and between AMSOUTH BANK, N.A., a corporation, (hereinafter referred to as Grantor), and JAMES FREDRICK MARTIN and ANGELA CHRISTINE BOGATY, hereinafter called the Grantees;

WITNESSETH:

The Grantor does hereby for and in consideration of Fifty-eight thousand five hundred and no/100 (\$58,500) Dollars, in hand paid by the Grantees, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantees herein as joint tenants with right of survivorship, the following described real estate in Shelby County, Alabama, to-wit:

Lot 40, according to the Survey of Eaglewood Estates, 1st Sector, as recorded in Map Book 7, page 45 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Statutory rights of redemption and foreclosure deed dated December 1, 1989 recorded in Real 268, page 385 in the Probate Office of Shelby County, said rights to expire December 1, 1990.

\$58,179 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

To have and to hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the Grantor does hereby covenant with Grantee, except as above noted that, at the time of delivery of this deed, the premises were free from all encumbrances made by it and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under it as Grantor herein but not otherwise.

IN WITNESS WHEREOF, the Grantor, by its Vice-President, Raymond J. Reinhardsen who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 19<sup>th</sup> day of April, 1990.

AMSOUTH BANK, N.A.

By: Raymond J. Reinhardsen  
RAYMOND J. REINHARDSEN as  
Vice President

Jonest Waldrop

BOOK 288 PAGE 490

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Raymond J. Reinhardtsen whose name as Vice-President of AmSouth Bank, N.A., a corporation, 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 corporation.

Given under my hand and official seal this the 12 day of April, 1990.

William E. H. H. H.  
NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 11, 1993

BOOK 288 PAGE 491

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 APR 25 AM 8:57

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax	-----\$	<u>.50</u>
2. Mtg. Tax	-----\$	
3. Recording Fee	-----\$	<u>5.00</u>
4. Indexing Fee	-----\$	<u>3.00</u>
5. No Tax Fee	-----\$	
6. Certified Fee	-----\$	<u>7.00</u>
Total	-----\$	<u>9.50</u>