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STATUTORY WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF JEFFERSON


KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Dollar & Other Good & Valuable Consideration cash in hand paid to the undersigned grantor, CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, organized under the laws of the United States of America, by Diamond Construction Company of Alabama, the receipt of which is hereby acknowledged and in the further consideration of the execution contemporaneously herewith, by the grantee herein of a purchase money mortgage in the principal amount of Five Thousand Seven Hundred Fifty and No/100--- (5,750), securing the unpaid balance of the purchase price of the hereinafter described property, the receipt of which consideration is hereby acknowledged, the said CITY FEDERAL SAVINGS AND LOAN ASSOCIATION has bargained and sold and does by these presents grant, bargain, sell and convey unto Diamond Construction Company of Alabama the following described real estate: Commence at the point where the west line of old Calera-Birmingham public dirt road crosses the south line of NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 16, Township 22, Range 2 West and run south along said right of way line 24.7 feet to the point of beginning of the lot herein described, which said beginning point is situated north, 5 deg. 10 min. east, 176.3 feet from the point where the south line of John W. Spain land crosses said west right of way line of said road; from said beginning point run thence north along said right of way line 90 feet; thence north, 84 degrees 50 minutes west, 125 feet; thence south 5 deg. 10 min. west 90 feet; thence south, 84 deg. 50 min. east 125 feet to the point of beginning. Said lot being situated in NW $\frac{1}{4}$  of NE $\frac{1}{4}$  situated in Jefferson County, Alabama. & SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Sec 16, Township 22 Range 2 West Shelby

It is understood and agreed that the grantor acquired title to the above described property by purchase on March 25, 1963 at a foreclosure sale held under mortgage executed by Clyde W. Nabors and wife, Opal Nabors to said Association under date of September 9, 1958, which said mortgage is recorded in the office of the Judge of Probate of Jefferson County, Alabama in Vol 256 Page 62 Record of Mortgages and which said foreclosure sale being evidenced by foreclosure deed to the grantor herein recorded in Vol 224 P 774 in said Judge of Probate Office, and this conveyance is expressly made subject to any and all rights of redemption, legal or equitable, arising out of said foreclosure sale, and is further subject to any and all outstanding taxes and assessments whether yet made final or not and subject to easements of record and zoning ordinances, if any.

TO HAVE AND TO HOLD unto the said Diamond Construction Company of Alabama together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever, except as hereinabove stated.

IN WITNESS WHEREOF, the said CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, has caused these presents to be executed by Jesse E. Miller, Vice-President, duly authorized thereto, and attested by Emmett C. Gardner, Asst Secy. who affixed its corporate seal hereto, being duly authorized thereto, on this the 28th day of May, 1963

ATTEST:  STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED ON 3/28/63 RECORDED & INDEXED TAX HAS BEEN PAID ON THIS INSTRUMENT. CITY FEDERAL SAVINGS AND LOAN ASSOCIATION By: Jesse E. Miller Its

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Dolores Tucker, a Notary Public in and for said County, in said State, hereby certify that Jesse E. Miller, whose name as Vice-President of CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 of office this 28th day of May, 1963

Dolores Tucker  
Notary Public

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