

STATE OF ALABAMA)

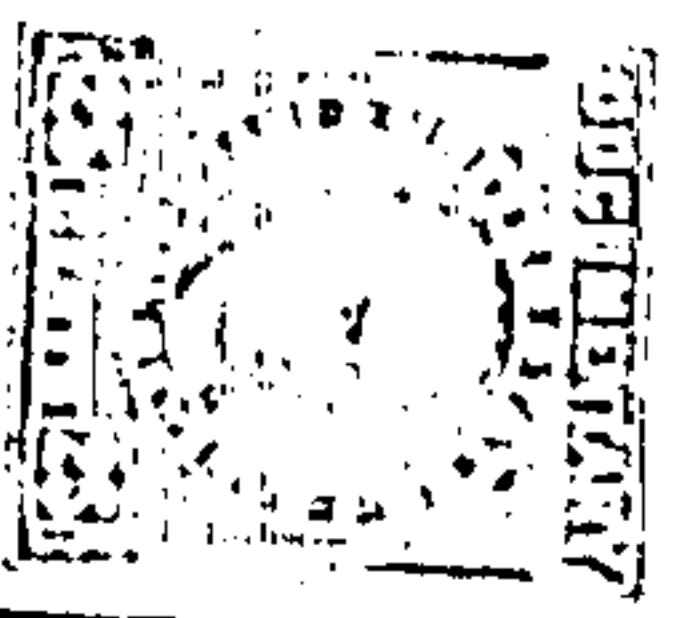
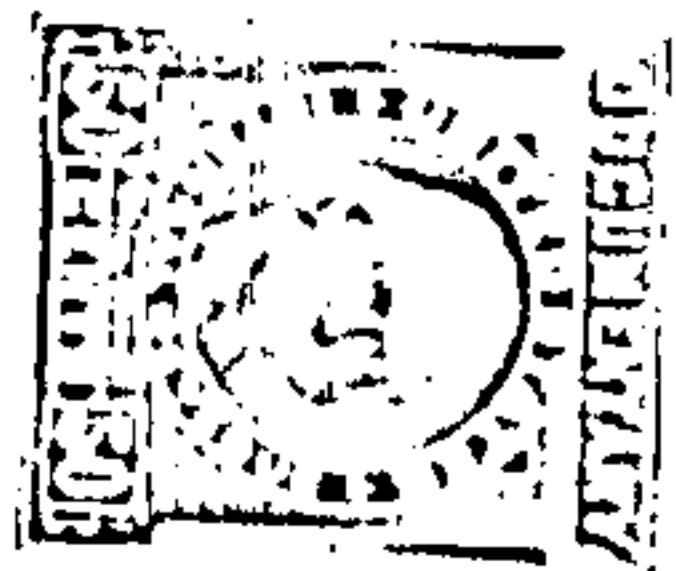
SHELBY COUNTY)

That for and in consideration of Three Thousand Five Hundred and No/100 Dollars (\$3,500.00) to the undersigned grantors UNITED STATES FIDELITY AND GUARANTY COMPANY, owning an undivided 63.8 per cent interest, and THE FIRST NATIONAL BANK OF BIRMINGHAM, owning an undivided 36.2 per cent interest, in hand paid by JAMES K. POLK and HILDEGARD POLK, the receipt whereof is acknowledged, the said UNITED STATES FIDELITY AND GUARANTY COMPANY, a corporation, conveying an undivided 63.8 per cent interest, and the said THE FIRST NATIONAL BANK OF BIRMINGHAM, a national banking association, conveying an undivided 36.2 per cent interest, do grant, bargain, sell and convey unto the said JAMES K. POLK and wife, HILDEGARD POLK as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I

A parcel of land situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 9, Township 24 North, Range 12 East and more exactly described as follows: Begin at the Northeast corner of said Section 9; thence proceed South 84 degrees 22 minutes West along the North side of said Section 9, 2705.7 feet; thence South 27 degrees 23 minutes West 277.38 feet to point of beginning on the Southeast boundary of Highway 25; thence South 59 degrees 21 minutes East 321.27 feet; thence South 88 degrees 30 minutes East and along a property line fence 676.68 feet; thence South 4 degrees 48 minutes West and along a property line fence 730.58 feet; thence South 84 degrees 06 minutes West 29.0 feet; thence North 30 degrees 45 minutes West 294.03 feet; thence South 59 degrees 15 minutes West and along the Northwest boundary of Bearden Street 550.0 feet to Southeast corner of Block A of Wilmont Subdivision; thence North 30 degrees 45 minutes West and along Wilmont Subdivision 828.0 feet to Southeast border of Highway 25; thence North 38 degrees 39 minutes East and along said Highway 294.07 feet to point of beginning.

There is also conveyed herein an easement for ingress and egress to and from the above described property both to the grantees herein, their successors and assigns forever and to the public generally over and across a 40 foot street running from said Highway 25 in an easterly direction to the east most corner of the above described property. The center line of said easement begins 20 feet northeast of the point of beginning of the above described land and on the easterly right of way line of said Highway 25 and runs parallel to the north lines of the above described property, one of said lines running 321.27 feet and the other said line running 676.68 feet.



BOOK 248 PAGE 528

PARCEL 2

Also Lots 13, 14 and 15 in Block A, according to the Plat of Wilmont Subdivision as recorded in the Office of the Probate Judge of Shelby County, Alabama, in Map Book 3, page 124.

SUBJECT TO THE FOLLOWING:

Restrictions as recorded in Map Book 3, page 124, in the Office of the Judge of Probate of Shelby County, Alabama as to Parcel 2.

The property hereby conveyed is the identical property acquired by the grantors herein under Foreclosure Deed dated September 26, 1963 recorded in the Probate Office of Shelby County, Alabama, in Volume 227, page 401.

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said JAMES K. POLK and HILDEGARD POLK 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

As a part of the consideration hereof, the grantees herein assume and agree to pay all taxes on said property for the current tax year, due October 1, 1967.

It is specifically understood and agreed that this deed is made subject to existing rights of way, party walls, building restrictions and easements, if any, on or against the above described property, and the same are excepted from the implied warranties hereof.

The undersigned does not warrant, either expressly or impliedly, title to the above described property, except as against acts done or suffered by the undersigned.

IN WITNESS WHEREOF, the undersigned have caused their names to be subscribed hereto, and their corporate seal affixed, on this 12th day of May, 1967.

ATTEST:

W. J. Jacke
Its Asst. Secretary

UNITED STATES FIDELITY AND GUARANTY COMPANY

By W. R. Richeson
Its Vice President

ATTEST:

W. M. E. [Signature]
Its ASSISTANT VICE PRESIDENT

THE FIRST NATIONAL BANK OF BIRMINGHAM

By E. E. [Signature]
Its SENIOR VICE PRESIDENT

STATE OF MARYLAND)
CITY
~~COUNTY~~ OF BALTIMORE)

CITY

I, the undersigned authority, in and for said County, in said State, hereby certify that Hugh E. Richeson whose name as Vice President of United States Fidelity and Guaranty Company, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day 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 corporation.

Given under my hand and official seal, this 12th day of May, 1967.

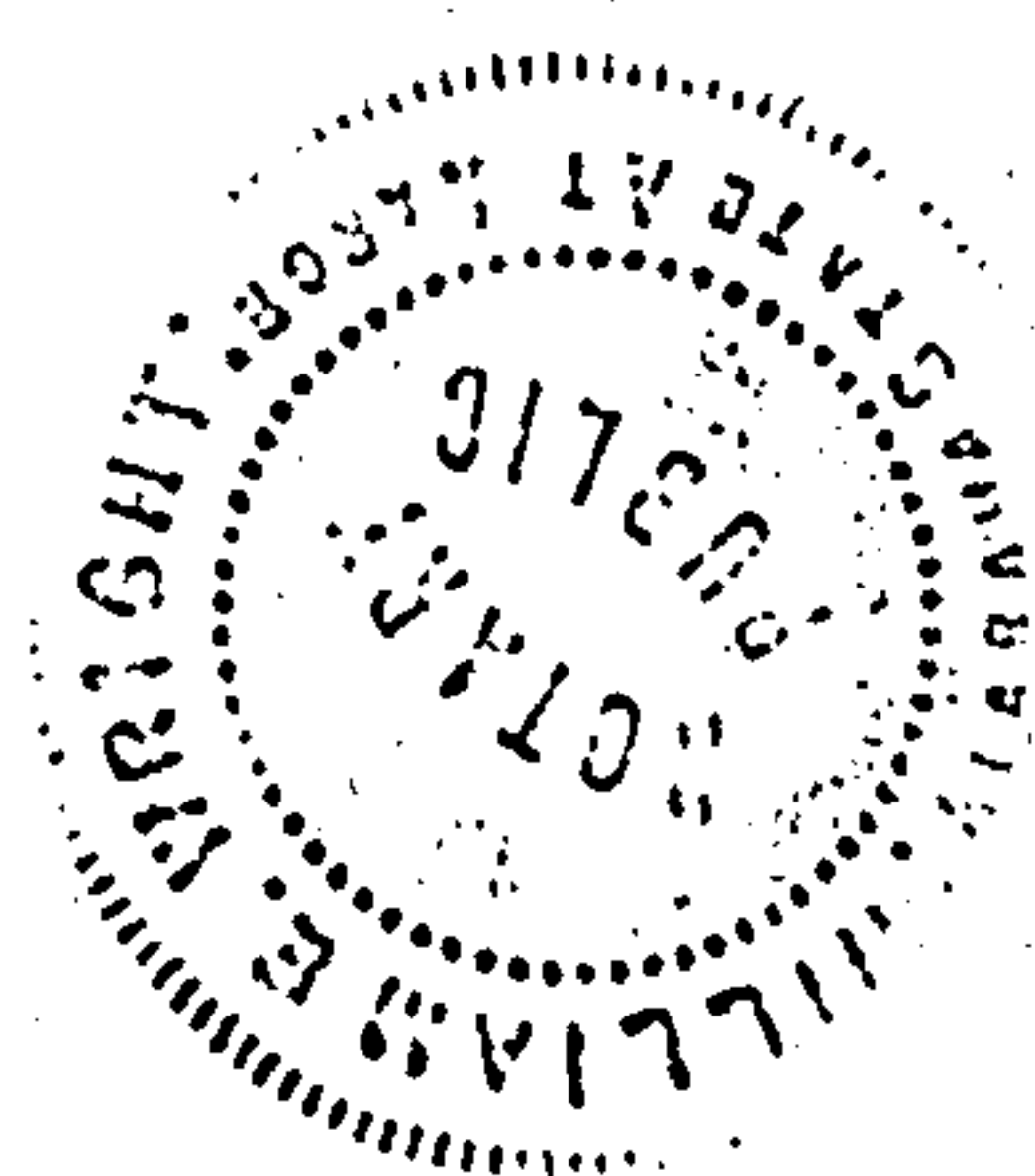
Francis X. Doyle
Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that W. E. Wright whose name as 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 on this day 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 association.

Given under my hand and official seal, this 15th day of May, 1967.

William E. Wright
Notary Public
My Commission Expires November 8, 1967



Prepared by S. R. Starnes
SPAIN, GILLON, RILEY, TATE & ANSLY
First National Building
Birmingham, Ala. 35203

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10:30 am
6/1 1967

RECORDED & \$ 50 MTG. TAX
\$ 3 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

BOOK 248 PAGE 530