

893²¹

STATUTORY WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of --One Hundred and No/100--(\$100.00)--Dollars-- 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 Clifton L. Smith and wife, Dorothy L. Smith, the receipt of which is hereby acknowledged and in the further consideration of the execution contemporaneously herewith, by the grantees herein of a purchase money mortgage in the principal amount of--One Thousand Four Hundred and No/100--(\$1,400.00)--Dollars-----, 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 the said Clifton L. Smith and wife, Dorothy L. Smith, as joint tenants with right of survivorship the following described real estate:

Lot No. 14 as shown on a map entitled "Property Line Map, Siluria Mills Prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the easterly right of way line of Mill Street and the northerly right of way line of Center Avenue, said right of way lines as shown on the map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northerly along said right of way line of Mill Street for 57.00 feet to the point of beginning; thence 90 deg. 00 min. right and run easterly for 147.36 feet; thence 90 deg. 00 min. left and run northerly for 65.88 feet; thence 88 deg. 23 min. 45 sec. left and run westerly for 147.42 feet to a point on the easterly right of way line of Mill Street; thence 91 deg. 36 min. 15 sec. left and run southerly along said line of Mill Street for 70.00 feet to the point of beginning.

situated in Shelby County, Alabama.

It is understood and agreed that the grantor acquired title to the above described property by purchase on February 28, 1972, at a foreclosure sale held under mortgage executed by James R. Ray and wife, Dorothy Ray, to said Association under date of April 8, 1971, which said mortgage is recorded in the office of the Judge of Probate of Shelby County, Alabama in Volume 316, Page 806, Record of Mortgages and which said foreclosure sale being evidenced by foreclosure deed to the grantor herein recorded in Volume 272, Page 871, 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 Clifton L. Smith and wife, Dorothy L. Smith, 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, 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, its President, duly authorized thereto, and attested by Emmett C. Gardner, its Secretary, who affixed its corporate seal hereto, being duly authorized thereto, on this the 25th day of April, 1972

CITY FEDERAL SAVINGS AND LOAN ASSOCIATION

By: Jesse E. Miller
Its President

ATTEST:

Secretary



19720428000022570 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/28/1972 12:00:00 AM FILED/CERT

FORM 122

BOOK 274 PAGE 126

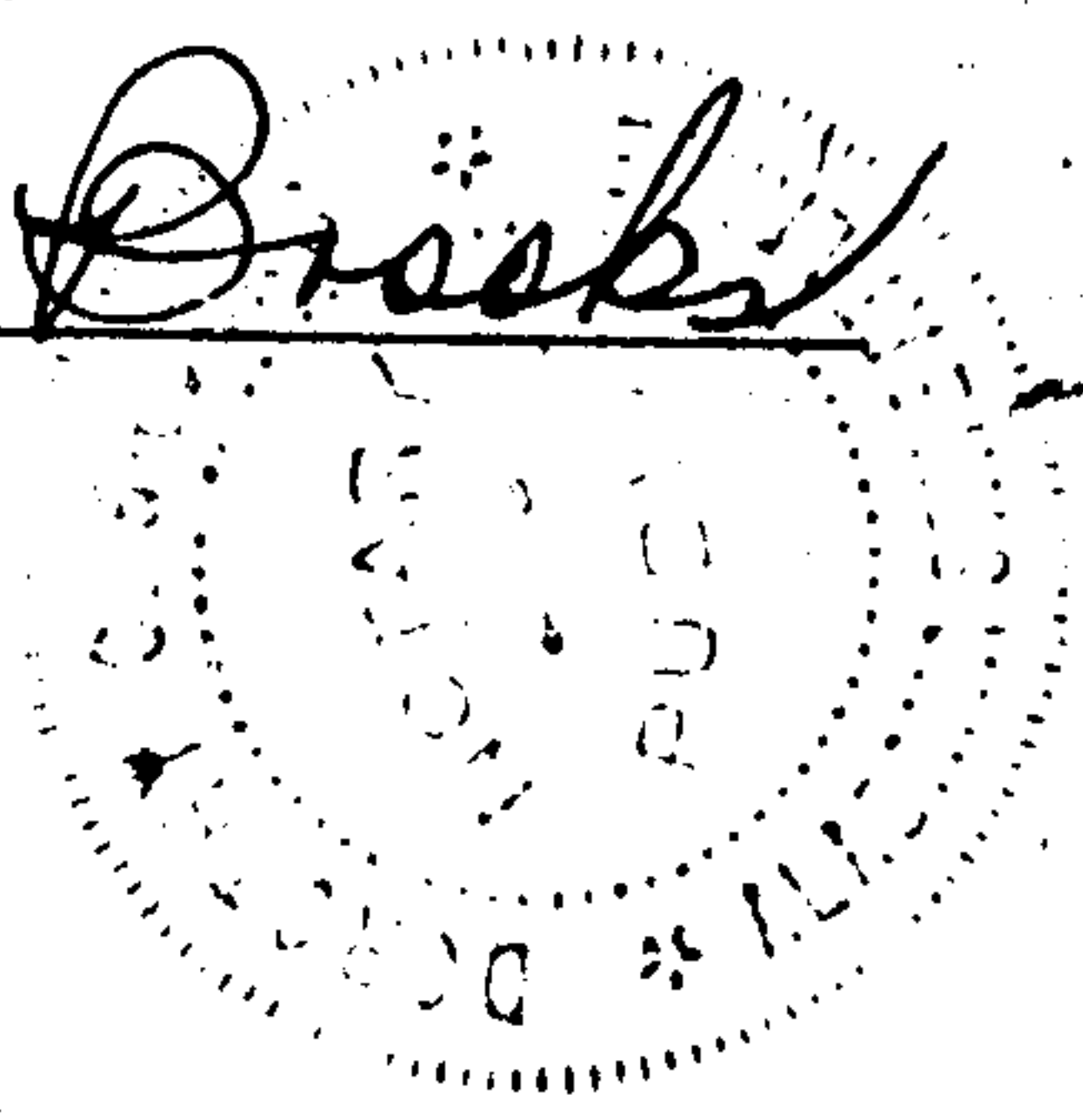
STATE OF ALABAMA
COUNTY OF JEFFERSON

19720428000022570 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/28/1972 12:00:00 AM FILED/CERT

I, Dorothy C. Brooks, a Notary Public in and for said County, in said State, hereby certify that Jesse E. Miller, whose name as 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 25th day of April, 1972.

Dorothy C. Brooks
Notary Public



This instrument was prepared by
Dorothy C. Brooks
of City Federal Savings & Loan Association
2030 Second Avenue, No., Birmingham, Ala.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Filed 2/4.50
1972 APR 28 AM 8:57
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Stouffer
JUDGE OF PROBATE

STATUTORY WARRANTY DEED

#14437

BOOK 274 PAGE 127

BOOK

CITY FEDERAL SAVINGS & LOAN ASSOCIATION

TO

CLIFTON L. SMITH and wife,
DOROTHY L. SMITH

1.95

RETURN:

City Federal Savings & Loan Association
CITY FEDERAL BUILDING
2030 - 2ND AVENUE, NO.
BIRMINGHAM, ALA. 35203

051 APR 28 1972