

This instrument was prepared by Henry A. Long, Jr., on behalf of the Trust Account administered by The First National Bank of Birmingham, P. O. Box 11007, Birmingham, Alabama.

STATE OF ALABAMA)

SHELBY COUNTY)

23

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Nine Thousand One Hundred Twenty Five Dollars (\$9,125.00) cash and the execution of a Twenty Seven Thousand Dollar (\$27,000.00) Purchase Money Mortgage in hand paid by Hugh M. Sims, Jr., and W. D. Upton to The First National Bank of Birmingham, Birmingham, Alabama, as Trustee under the Will of W. G. Nichols, deceased, (hereinafter called Grantor), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto Hugh M. Sims, Jr., and W. D. Upton (hereinafter called Grantees) the following described real estate located in Shelby County, Alabama, to-wit:

The NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and the N $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 21, Range 1 West.

TO HAVE AND TO HOLD unto the said Hugh M. Sims, Jr., and W. D. Upton their heirs and assigns forever.

It is specifically understood and agreed that the Grantor has executed this deed subject to:

1. Ad valorem taxes due and payable October 1, 1974, which the Grantee herein assumes and agrees to pay.
2. Existing rights of way, building restrictions, encroachments, recorded and/or unrecorded easements, if any, overlaps, deficiency in quantity of ground, boundary line disputes, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.

This instrument is executed without warranty or representation of any kind on part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacities and the undersigned expressly limits its liability hereunder to the property now or hereafter, held by it in the representative capacity named.

IN WITNESS WHEREOF, The First National Bank of Birmingham, Birmingham, Alabama, has caused this conveyance to be executed in its name and on its behalf in its capacity as Trustee, as aforesaid, on this 7th/11 day of September, 1974.

ATTEST:

Assistant Trust Officer

THE FIRST NATIONAL BANK OF BIRMINGHAM, Birmingham, Alabama, as Trustee under the Will of W. G. Nichols, deceased.

BY: Henry A. Long Jr.
Vice President and Trust Officer



19741001000048220 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/01/1974 12:00:00 AM FILED/CERT

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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Henry A. Long, Jr. and Thomas W. Paul whose names as Vice-President and Trust Officer and Assistant Trust Officer, respectively, of THE FIRST NATIONAL BANK OF BIRMINGHAM, a corporation as Trustee under the Will of W. G. Nichols, deceased, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they, as such officers, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal this 24th day of September, 1974.

Judy Carol Martin
Notary Public

Judy Carol Martin, Notary Public

State of Alabama at Large

My commission expires November 1, 1977

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
10:02 AM 9:50
1974 OCT -1 AM 9:14
U.C.C. FILE NUMBER OR
REC. DK. & PAGE AS SHOWN ABOVE
Cerny M. B. B. B.
JUDGE OF PROBATE



19741001000048220 2/2 \$.00
Shelby Cnty Judge of Probate, AL
10/01/1974 12:00:00 AM FILED/CERT

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