

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Thousand Four Hundred Ten Dollars (\$1,410.00) cash in hand paid by Frank A. Stacey and wife, Mary Sue S. Stacey, 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 Frank A. Stacey and wife, Mary Sue S. Stacey (hereinafter called Grantees) as joint tenants with right of survivorship the following described real estate located in Shelby County, Alabama, to-wit:

Part of the Northeast 1/4 of the Northwest 1/4 of Section 13, Township 22, Range 2 West, 5 acres, more or less, more specifically described as: Beginning at a point where the Southern Railroad crosses the South line of the Northeast 1/4 of Northwest 1/4 of said Section 13; thence East along 1/4-1/4 line, 580 feet; thence North 1° 30' West 754 feet to the South-east right of way line of Southern Railroad; thence Southwesterly along the Southern Railroad right of way 953 feet, more or less, to the point of beginning.

LESS AND EXCEPT any part that may lie within the right-of-way of said railroad.

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, unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein, that 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.

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 Grantees 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.
3. Right of way and rights in connection therewith granted to Shelby County for public road in Deed Book 107, Page 374 of the Probate Records of Shelby County, Alabama.

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.



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Shelby Cnty Judge of Probate, AL
10/07/1974 12:00:00 AM FILED/CERT

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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 26th day of September, 1974.

ATTEST:

Thomas W. Paul
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

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 26th 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

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19741007000049250 2/2 \$.00
Shelby Cnty Judge of Probate, AL
10/07/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 OCT -7 PM 1:00
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE