

This instrument prepared by Alison C-G Heyd
on behalf of the Trust Account administered
by The First National Bank of Birmingham,
P. O. Box 11007, Birmingham, Alabama 35288.

STATE OF ALABAMA)

SHELBY COUNTY)

1248

See Mtg 349-259

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Four Thousand Three Hundred Fifty Dollars (\$4,350.00) cash and the execution of a Ten Thousand Six Hundred Fifty Dollar (\$10,650.00) Purchase Money Mortgage in hand paid by Thomas L. Johns and Joseph J. Johns 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 Thomas L. Johns and Joseph J. Johns (hereinafter called Grantee), the following described real estate located in Shelby County, Alabama, to-wit:

The NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 12, Township 22 South,
Range 2 West.

TO HAVE AND TO HOLD unto the said Thomas L. Johns and Joseph J. Johns, 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, 1975, 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.

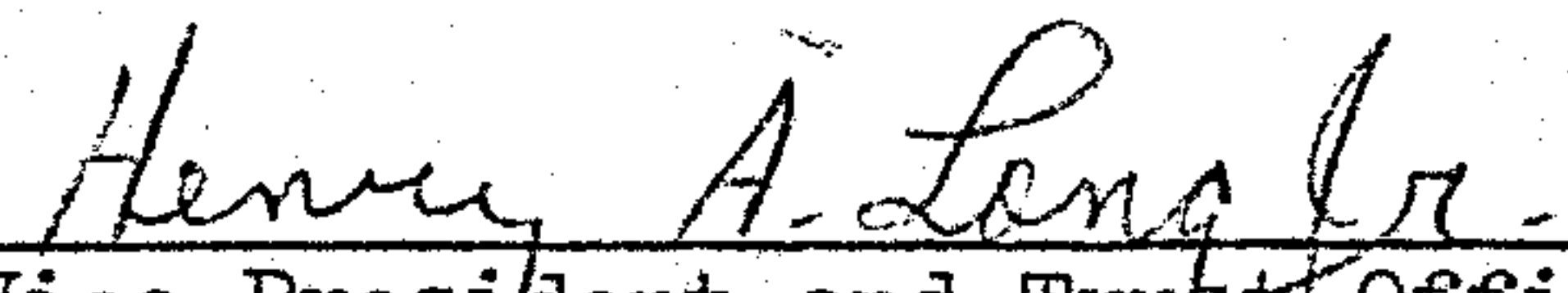
This instrument is executed by the undersigned solely in the representative capacity named herein and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacities and the undersigned 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 22nd day of September, 1975.

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

ATTEST:


Trust Officer and Forester

BY: 
Vice President and Trust Officer



19751003000055200 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/03/1975 12:00:00AM FILED/CERT

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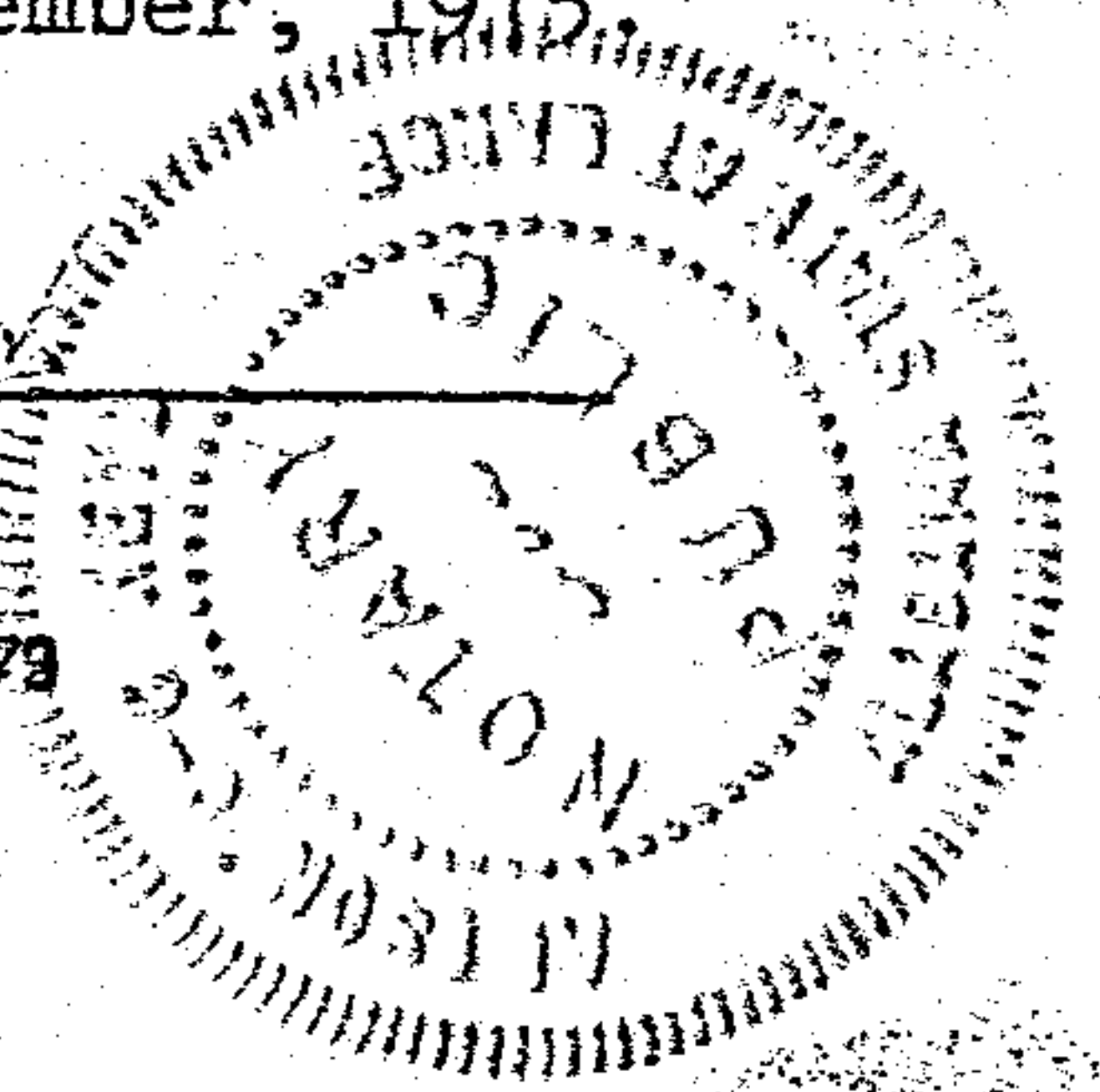
STATE OF ALABAMA)

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 Waymon Paul, whose names as Vice President and Trust Officer, and Trust Officer and Forester, respectively, of THE FIRST NATIONAL BANK OF BIRMINGHAM, Birmingham, Alabama, a national banking 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 Trustee as aforesaid.

Given under my hand and official seal this 22nd day of September, 1975.

Missou C-G Hays
NOTARY PUBLIC
State of Alabama At Large
My Commission Expires April 25, 1979



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 OCT -3 AM 9:37
Reed Jay 4.50
Conrad M. B. ...
JUDGE OF PROBATE

BOOK 294 PAGE 790



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Shelby Cnty Judge of Probate, AL
10/03/1975 12:00:00AM FILED/CERT