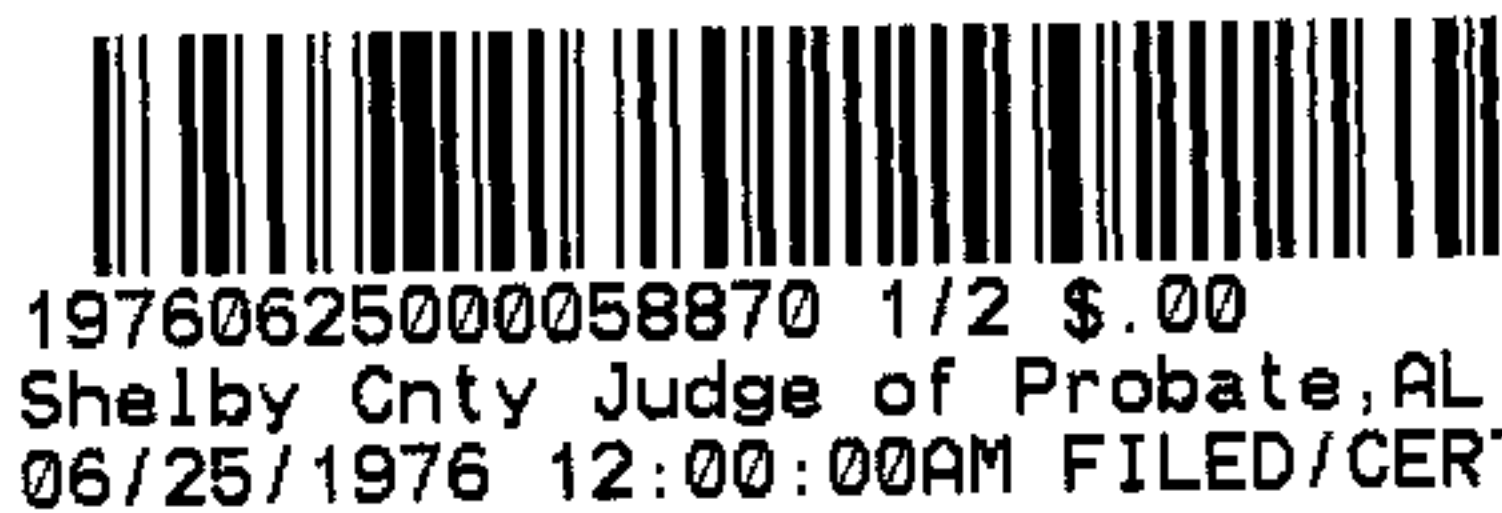


6593

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Six Thousand Two Hundred Fifty and 50/100ths Dollars (\$6,250.50) cash in hand paid by David L. Seales and wife Lola M. Seales 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 David L. Seales and wife Lola M. Seales (hereinafter called Grantee) as joint tenants with right of survivorship the following described real estate located in Shelby County, Alabama, to-wit:

AN UNDIVIDED 1/2 INTEREST IN:
The E $\frac{1}{2}$ of E $\frac{1}{2}$ of NE $\frac{1}{4}$ lying S of Highway 26, Section 19,
Township 21 South, Range 1 West, Shelby County, Alabama.

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, 1976, 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 capacity 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, as Trustee under the Will of W. G. Nichols, deceased, 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 May, 1976.

ATTEST:

Wallace W. Maddick Jr.
Asst. 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

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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 Wallace W. Graddick, Jr., whose names as Vice President and Trust Officer, and ^{Asst.} 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 such Trustee, as aforesaid.

Given under my hand and official seal this 26th day of May, 1976.

Alison C. G. Heyd
NOTARY PUBLIC

State of Alabama At Large
My Commission Expires April 25, 1979

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 JUN 25 AM 8:17

Deed Jd 6.50

Conrad M. Anderson
JUDGE OF PROBATE

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Shelby Cnty Judge of Probate, AL
06/25/1976 12:00:00AM FILED/CERT