

STATE OF ALABAMA)

SHELBY COUNTY)



19761025000102370 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/25/1976 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Six Hundred Twenty-Four Dollars (\$624.00) cash in hand paid by David L. Seales and Lola M. Seales to The First National Bank of Birmingham, Birmingham, Alabama, as Trustee for Nannie Dee Durden under Indenture of Trust dated April 17, 1975 (hereinafter called Grantor), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto David L. Seales and 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:

A parcel of land located in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 20, Township 21 South, Range 2 West, more particularly described as follows: Begin at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence in a southerly direction along westerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 560.00 ft to a POINT OF BEGINNING; thence continue in a southerly direction along said $\frac{1}{4}$ - $\frac{1}{4}$ section 50 ft; thence 96 deg left in an easterly direction to a point on the southwesterly right-of-way line of U. S. Highway #31 South; thence left along said right-of-way line to the SE corner of property owned by DAVID L. SEALES AND LOLA M. SEALES; thence left along S line of said property owned by David L. Seales and Lola M. Seales to the Point of Beginning.

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.

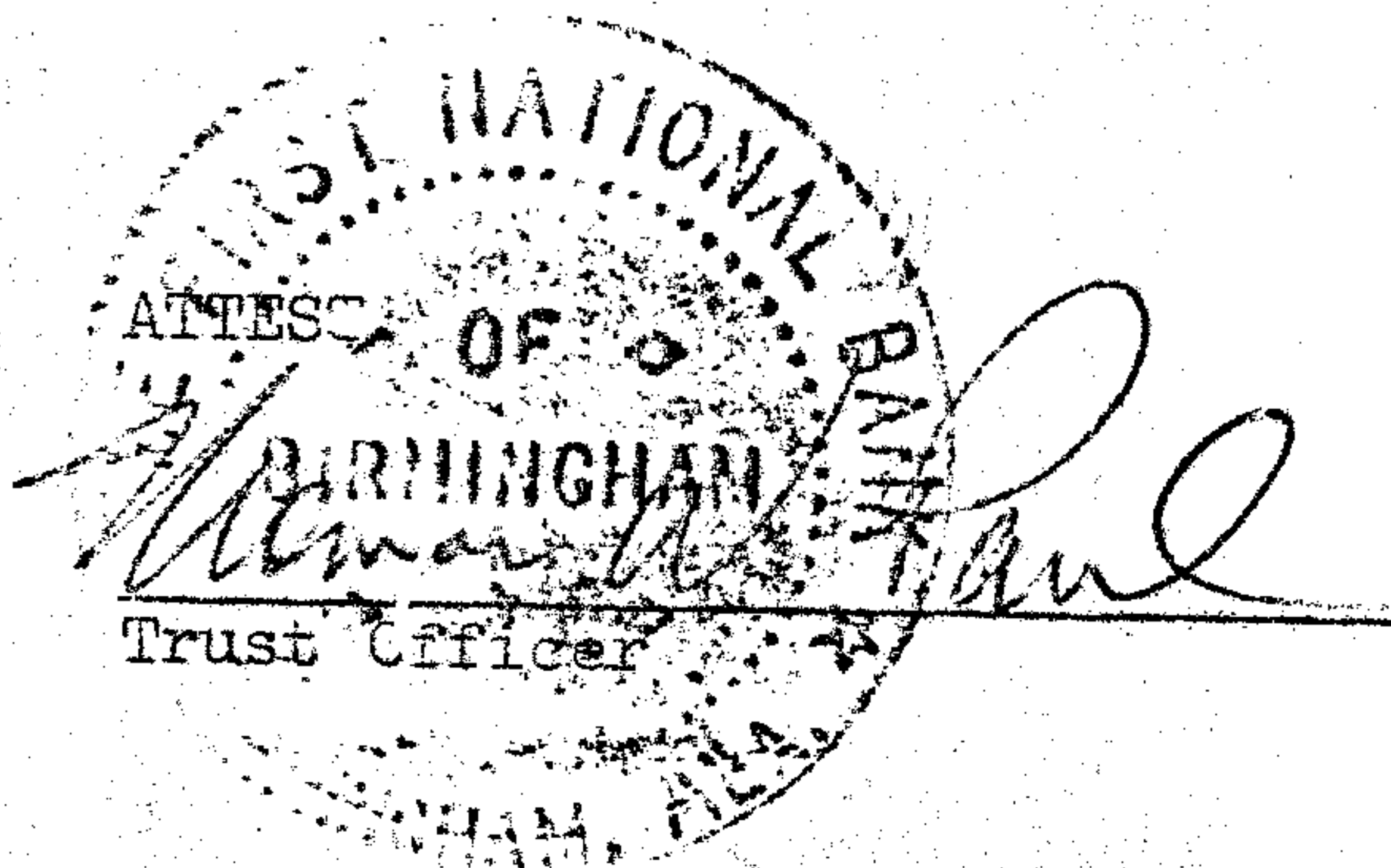
This instrument is executed without warranty or representation of any kind on part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

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,

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Alabama, as Trustee for Nannie Dee Durden under Indenture of Trust dated April 17, 1975, has caused this conveyance to be executed in its name and on its behalf in its capacity as Trustee, as aforesaid, on this 7TH day of ~~June~~, July 1976.

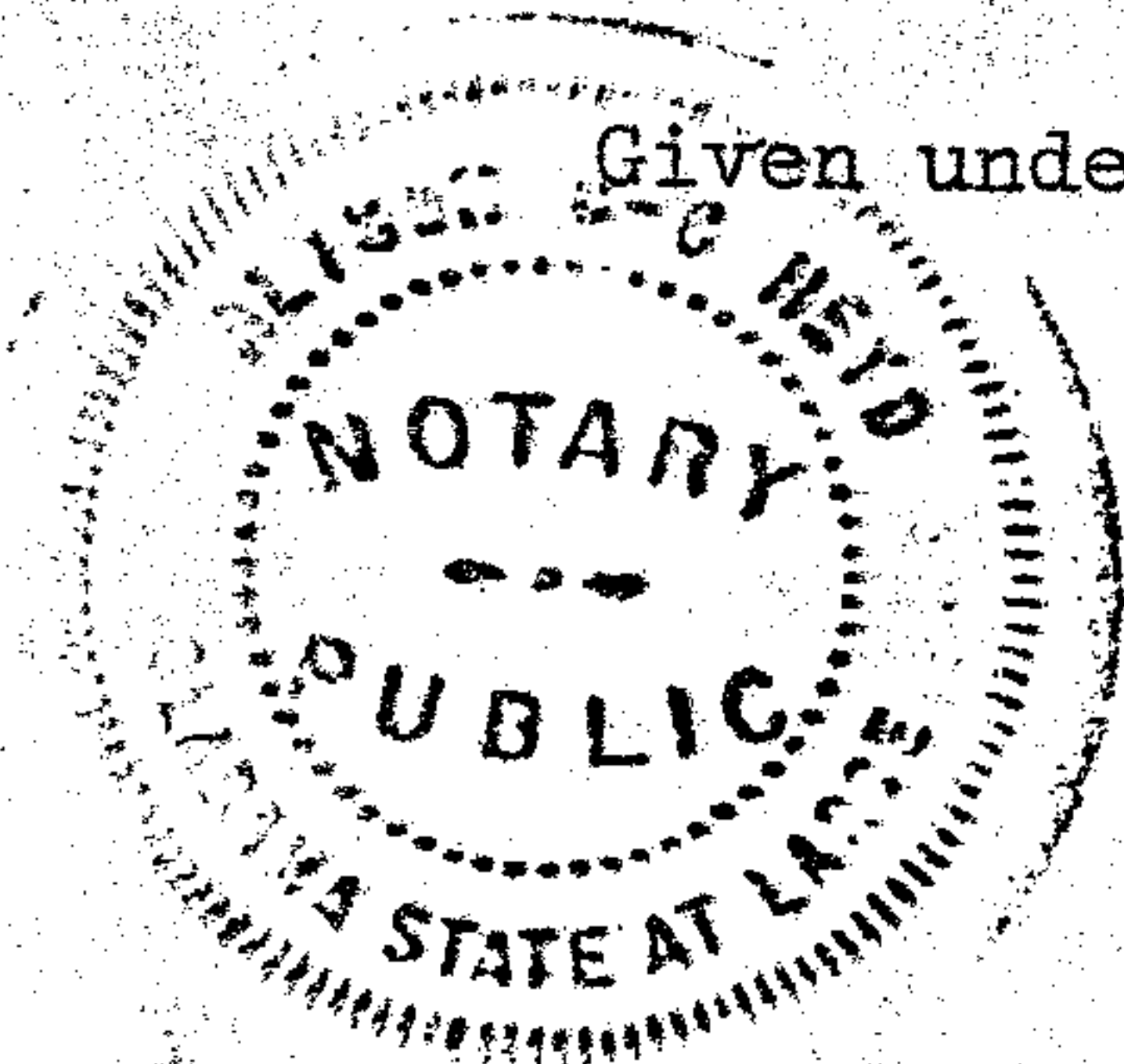


THE FIRST NATIONAL BANK OF BIRMINGHAM, Birmingham, Alabama, as Trustee for Nannie Dee Durden under Indenture of Trust dated April 17, 1975.

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 Trust Officer, respectively, of THE FIRST NATIONAL BANK OF BIRMINGHAM, a corporation, as Trustee for Nannie Dee Durden under Indenture of Trust dated April 17, 1975, 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 7TH day of ~~June~~, July, 1976.

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

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19761025000102370 2/2 \$.00
Shelby Cnty Judge of Probate, AL
10/25/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 OCT 25 AM 10:35
Book 301 100
Conceded
JUDGE OF PROBATE