This instrument was prepared by

662

(Name) James J. Robinson, Attorney

(Address) 1600 Bank for Savings Bldg., Birmingham, Alabama 35203

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Nine Thousand and No/100 Dollars ($49,000.00)

to the undersigned grantor, Birmingham Trust National Bank a national banking association, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto George Wayne Harrison and wife, Jan L. Harrison,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 55, according to the survey of Brandywine, Second Sector, as recorded in Map Book 7, Page 6, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and right-of-ways of record and also subject to the following:

BOOK 322 PAGE 645

1. Taxes due in the year 1980 which are a a lien but not due and payable until October 1, 1980.
2. 40' Building Line shown on recorded map.
3. 10' easement north as shown by recorded map.
4. Restrictions recorded in Misc. Volume 21, Page 759, in said Probate Office.
5. Right of way to Alabama Power Company recorded in Vol. 309, Page 394, in said Probate Office.
6. Subject to outstanding statutory rights of redemption as evidenced by foreclosure deed recorded in Vol. 321, Page 127, in said Probate Office.

$44,000 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

19791015000133770 1/1 $.00
Shelby Cnty Judge of Probate,AL
10/15/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Senior Vice President, James R. Beaird who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of October 1979.

ATTEST: BIRMINGHAM TRUST NATIONAL BANK

Secretary By James R. Beaird, Senior Vice President

OCT 15 AM 10 44

See Mtg - 397 - 282
deed tax - 50.0
Rec. 15.0
10.0
75.0

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James R. Beaird whose name as Sr. Vice-President of Birmingham Trust National Bank, a national banking association is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 11th day of October 1979.

Notary Public
My Commission Expires Feb. 9, 1982

Robert O. Driggers
Attorney At Law
P. O. Box 53023
[redacted], Ala. 35209