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Shelby Cnty Judge of Probate,AL
01/23/1980 00:00:00 FILED/CERTIFIED

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 JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty-Seven Thousand Five Hundred and 00/100 Dollars (\$47,500.00),

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

Rod G. Humphrey and wife, Mary K. Humphrey

(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 48. LESS AND EXCEPT the easternmost 6.5 feet that adjoins Lot 47, according to the Survey of Brandywine, First Sector as recorded in Map Book 7, page 7, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes due in the year 1980 which are a lien but not due and payable until October 1, 1980.
2. 40' building line as shown by recorded map.
3. 10' easement on north and east sides as shown by recorded map.
4. Right of way to Alabama Power Company recorded in Volume 309, page 392, in the Probate Office of Shelby County, Alabama.
5. Easement to Plantation Pipe Line Company recorded in Volume 179, page 277, Volume 112, page, 252 and Volume 257, page 269, in said Probate Office.
6. Restrictions recorded in Miscellaneous Volume 21, page 759, in said Probate Office.
7. Statutory right of redemption as evidenced by foreclosure deed recorded in Volume 321, page 112 in said Probate Office.

\$42,700.00 of the consideration recited above was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

STATE OF ALA. SHELBY CO. *See Pctg. 400-*
I CERTIFY THIS *Rec'd tax - 5.00*
WAS FILED *Rec. 1.50*
1980 JAN 23 AM 10:19 *Ind. 1.00*
Thomas A. Snowden, Jr.
JUDGE OF PROBATE
7.50

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.

Sr. Vice

IN WITNESS WHEREOF, the said GRANTOR, by its / President, James R. Beaird,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of Jan. 19 20

ATTEST

BIRMINGHAM TRUST NATIONAL BANK

By James R. Beaird
James R. Beaird, Senior Vice President

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 national banking association.

Given under my hand and official seal, this the 17th day of January

Attorney At Law
P. O. Box 58023
35209

My Commission Expires Feb. 9, 1982