

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
02/07/1980 00:00:00 FILED/CERTIFIED

(Name) James J. Robinson, Attorney
1600 Bank for Savings Building
(Address) 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-Eight Thousand Nine Hundred and 00/100 (\$48,900.00) Dollars,

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

John S. Yancy and wife, Patricia T. Yancy

(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 5, Block 3, according to the survey of Southwind, First Sector, as recorded in Map Book 6, Page 72, 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. 35' building line as shown by recorded map.
3. 10' easement on rear as shown by recorded map.
4. Restrictions contained in Misc. Volume 14, Page 23 and in Misc. Vol. 14, Page 475, in the Probate Office of Shelby County, Alabama.
5. Agreement with Alabama Power Company recorded in Misc. Volume 14, Page 769, in said Probate Office.
6. Easement to Alabama Power Company recorded in Volume 299, Page 120, in said Probate Office.
7. Statutory rights of redemption as evidenced by foreclosure deed as recorded in Volume 321, Page 130 in said Probate Office.

\$44,000.00 of the consideration recited above was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
PROBATE OFFICE

1980 FEB -7 AM 8:04

Deed TAX 5.00
Rec 1.50
Sud 1.00
7.50

JUDGE OF PROBATE

See Htg Book 400 page 427

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.

Senior Vice

IN WITNESS WHEREOF, the said GRANTOR, by its / President, James R. Beard, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of January 19 80

ATTEST:

Charles C. Wright, Jr.
Secretary

BIRMINGHAM TRUST NATIONAL BANK

By James R. Beard, 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. Beard 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 30th day of January

19 80

My Commission Expires Feb. 9, 1982