

This instrument was prepared by

(Name) James J. Robinson, Attorney
(Address) 1600 Bank for Savings Building
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.

19800311000030220 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
03/11/1980 00:00:00 FILED/CERTIFIED

That in consideration of Eighty-Seven Thousand Nine Hundred Sixty-Six and 00/100 Dollars
(\$87,966.00),

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

Anthony J. Crapet and wife, Catherine B. Crapet

(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 1, according to the survey of Quail Run, as recorded in Map Book 7, Page 22, 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. Agreement with Alabama Power Company recorded in Miscellaneous Volume 22, Page 834, in the Probate Office of Shelby County, Alabama.
5. Restrictions recorded in Miscellaneous Volume 22, Page 638, and Miscellaneous Volume 22, Page 841, in said Probate Office.
6. Statutory rights of redemption evidenced by foreclosure deed recorded in Volume 321, Page 106 in said Probate Office.

\$30,000.00 of the consideration recited above was paid by a purchase money mortgage
closed simultaneously herewith.

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 con-
tingent 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 encum-
brances, 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. Beaird,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of Feb. 19 80

ATTEST

See Mtg 401-330

BIRMINGHAM TRUST NATIONAL BANK

Charles E. Wright, Jr.

STATE OF ALA
SHELBY CO.
SECRETARY

By James R. Beaird, Senior Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1980 MAR 11 AM 8:28

deed tax 58.00
rec 1.50
and 1.00

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that James R. Beaird, Sr. Vice President of Birmingham Trust National Bank, a national banking asso-
ciation, 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 20th day of

February 19 80

My Commission Expires Feb. 9, 1981