

This instrument was prepared by

705



19800320000033730 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
03/20/1980 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 Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$79,900.00)

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

Lee F. Mindemann and wife, Rebecca F. Mindemann

(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 18, according to the Survey of Meadowbrook, Fourth Sector, as recorded in Map Book 7, Page 67, 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 foot building line as shown by recorded map.
3. 10 foot easement on rear as shown by recorded map.
4. Restrictions recorded in Misc. Volume 25, Page 299, and Misc. Volume 27, Page 890, in the Probate Office of Shelby County, Alabama.
5. Right of way to Water Works Board recorded in Volume 309, Page 543 in said Probate Office.
6. Mineral and mining rights and rights incident thereto recorded in Volume 275, Page 762, in said Probate Office.
7. Right of way to Alabama Power Company recorded in Volume 316, Page 389, Volume 316, Page 394, Volume 316, Page 369 and Misc. Volume 27, Page 891, in said Probate Office.
8. Statutory rights of redemption as evidenced by foreclosure deed recorded in Volume 316, Page 230, in said Probate Office.

\$71,900.00 of the consideration recited above was paid from the proceeds of 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 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. Beaird, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of March 19 80.

ATTEST:

BIRMINGHAM TRUST NATIONAL BANK

W. Keith ASST. VICE PRES. *James R. Beaird*
deed tax 8.00
rec. 1.50
ind 1.00
10.50
1500 MAR 20 AM 8:48
James R. Beaird
Its 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

Robert O. Driggers
Attorney At Law

March 1980.
Sandra M. Sharp
My Commission Expires Feb. 9 1982
Notary Public