

(Name) James J. Robinson, Attorney 121
(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,

That in consideration of Seventy-Three Thousand Five Hundred and 00/100 Dollars (\$73,500.00)

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

Everett A. Dyer and wife, Diane Bullock Dyer

(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 46, according to the survey of Wagon Trace, as recorded in Map Book 6, Page 140, 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. 7 1/2' easement on rear, east and west sides as shown by recorded map.
3. 35' building line as shown by recorded map.
4. Restrictions recorded in Misc. Volume 18, Page 589, and Misc. Volume 18, Page 665, in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company recorded in Volume 303, Page 198 and Volume 309, Page 353, in said Probate Office.
6. Mineral and mining rights and rights incident thereto recorded in Volume 42, Page 246 in said Probate Office.
7. Agreement to Alabama Power Company recorded in Misc. Volume 18, Page 650, in said Probate Office.
8. Statutory rights of redemption as evidenced by foreclosure deed recorded in Volume 32, Page 529, in said Probate Office.

\$58,800.00 of the consideration recited above was paid through the proceeds of a purchase money mortgage closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
04/03/1980 00:00:00 FILED/CERTIFIED

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 27 day of March 19 80.

ATTEST:

BIRMINGHAM TRUST NATIONAL BANK

W. Keith ASST. VICE PRES
Secretary

By James R. Beaird, Senior Vice President
see Mtg H01-939

STATE OF ALABAMA
COUNTY OF JEFFERSON

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Dead Tax 15.00
Sec 1.50
Sud 1.00
17.50

I, the undersigned APR -3 AM 10:07 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 27th day of March

Robert O. Driggers

Attorney At Law

P. O. Box 58023

Homewood, Ala. 35209

Margaret C. Barker
Notary Public

My Commission Expires January 15, 1984