

(Name) James J. Robinson, Attorney
(Address) 1600 Bank for Savings Building
Birmingham, Alabama 35203

198006030000060290 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
06/03/1980 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 SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty-Four Thousand Nine Hundred and 00/100 Dollars (\$64,900.00),

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
John F. Giles and wife, Dana F. Giles

(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 30, 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. 35' building line as shown by recorded map.
- 3. 7.5' easement on southwest & northwest sides 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 324, Page 517 in said Probate Office.

\$54,900.00 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.

IN WITNESS WHEREOF, the said GRANTOR, by its VicePresident, J. Mark Livingston, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of June 1980.

ATTEST: Sec. mtg. 403-55 BIRMINGHAM TRUST NATIONAL BANK
Deed 10.00
Proc. 1.50
Total 11.50
STATE OF ALABAMA }
COUNTY OF JEFFERSON }
STATE OF ALA. SHELBY CO.
I CERTIFY THIS By J. Mark Livingston
Secretary Its Vice President
1980 JUN -3 AM 8:20

I, the undersigned, J. Mark Livingston, a Notary Public in and for said County in said State, hereby certify that J. Mark Livingston whose name as 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 day of 1980.
Robert O. Driggers
Attorney at Law
P. O. Box 88013
Birmingham, Ala 35250
Notary Public
My Commission Expires Dec. 11, 1981