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This Instrument Prepared by:
Guy V. Martin, Jr.
1600 Bank for Savings Building
Birmingham, Alabama 35203

STATE OF ALABAMA)
)
SHELBY COUNTY)


19800624000068650 Pg 1/2 .00
Shelby Cnty Judge of Probate:AL
06/24/1980 00:00:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five hundred Dollars (\$500.00), together with the execution of a purchase money mortgage and note in the amount of Thirty-Two Thousand, Five Hundred Dollars (\$32,500.00) executed simultaneously herewith to the undersigned grantor, BIRMINGHAM TRUST NATIONAL BANK, a national banking institution (herein referred to as "Grantor"), in hand paid by RAYMOND M. LEBEAU and wife, SANDRA F. LEBEAU (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantees for and during their joint lives and upon the death of either of them, to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the real estate described below, situated in Shelby County, Alabama, to-wit:

Lot 17, Block 6, according to the survey of Southwind, Second Sector, as recorded in Map Book 6, page 106, in the Probate Office of Shelby County, Alabama.

Subject to existing rights of way, encroachments, party walls, building restrictions, zoning, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property.

Grantees acknowledge that they have not relied upon any representation made by Grantor regarding the property or any aspect thereof; that any and all such representations, unless incorporated herein are void and of no force; and that Grantees are purchasing the property "AS IS" and solely on the basis of Grantees' own factual investigations and not upon any fact Grantor may or may not have communicated to Grantees.

Subject to all outstanding rights of redemption relating to the property.

Subject to taxes for the current year, 1980.



LAND TITLE COMPANY OF ALABAMA

317 N. 20TH STREET, BIRMINGHAM, ALABAMA 35203

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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 the Grantor, for itself, its successors and assigns, does hereby covenant with the said Grantees, their heirs and assigns, that the Property is free and clear from all encumbrances whatsoever, created by, from, through or under the Grantor, except as stated above, and that said Grantor will forever warrant and defend the same with the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, against all lawful claims of all persons claiming by, through or under the Grantor herein, except as herein stated.

IN WITNESS WHEREOF, the said Birmingham Trust National Bank by James R. Beaird, its Senior Vice President who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 12th day of June, 1980.

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see Hto 403 - 439

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED
1980 JUN 24 AM 8:47
ATTEST:
J. R. Beaird, Jr.
JUDGE OF PROBATE

Deed TAX .50
Rec 3.00
Jud 1.00
H.S. 4.50

BIRMINGHAM TRUST NATIONAL BANK

By: James R. Beaird
Its Senior Vice President

Its _____

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James R. Beaird whose name as Senior Vice President of Birmingham Trust National Bank, a national banking institution, 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 corporation.

Given under my hand and official seal, this the 12th day of June, 1980.

Sandra M. Sharp
Notary Public My Commission Expires Feb