

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 1736 Oxmoor Road, Homewood, Alabama 35209

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 Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty Seven Thousand and No/100-----Dollars

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 Edward Davis II and Nancy Karen Hix Davis

(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 33, Block 1, according to the survey of Southwind, Second Sector, recorded in Map Book 6, Page 106, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1980, a lien but not due and payable until October 1, 1980.
2. 35' Building line as shown by recorded map.
3. 10' Eastment on south as shown by recorded map.
4. Right of way to Alabama Power Company recorded in Volume 302, Page 78, in the Probate Office of Shelby County, Alabama.
5. Restrictions recorded in Misc. Volume 16, Page 673, and Misc. Volume 17, Page 397, in said Probate Office.
6. Agreement to Alabama Power Company recorded in Misc. Volume 17, Page 394 in said Probate Office.
7. Statutory rights of redemption as evidenced by foreclosure deed recorded in Volume 318, Page 951 in said Probate Office.

\$51,300 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 Sr. Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of June 19 80.

ATTEST:

Assistant Vice President
STATE OF Alabama }
COUNTY OF Jefferson }
By James N. Beaird
Senior Vice - President
JUL - 8 AM 8:24

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James N. 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 June 19 80.

My Commission Expires Feb. 9, 1982