

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
07/21/1980 00:00:00 FILED/CERTIFIED

(Name) Robert O. Driggers, Attorney

(Address) 1736 Oxmoor Road, Homewood, AL. 35209

Form 1-77 Rev. 8-79

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 Nine Thousand Nine Hundred 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 GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Elmer D. McNairy, Jr. and Amy M. McNairy

(herein referred to as GRANTEEES) 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 11, Block 5, 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 due for 1980, a lien but not due and payable until 10/1/80.
2. 35' Building line as shown by recorded map.
3. 5' Easement on rear and varying 10' to 20' on north side 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 Real Volume 321, Page 142, in the Probate Office of Jefferson County, Alabama.

\$50,900 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Sr. Vice President, James N. Beaird, who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of July 19 80.

ATTEST:

Notary Public
JAMES N. BEAIRD, Sr. Vice President

By JAMES N. BEAIRD, Sr. Vice President

STATE OF Alabama
COUNTY OF Jefferson

JUL 21 AM 8:34

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

day of

July

19 80

Robert O. Driggers, Attorney

Public