

STATE OF ALABAMA)
SHELBY COUNTY)

890

19800825000093640 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
08/25/1980 00:00:00 FILED/CERTIFIED

In consideration of one hundred dollars (\$100.00) and other good and valuable considerations paid to The First National Bank of Birmingham, a national banking association, (hereinafter called Grantor) by Grover McLeod (hereinafter called Grantee), the receipt of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama:

Lot 7, according to the Survey of Deerwood Lake, as recorded in Map Book 6, page 30, in the office of the Judge of Probate of Shelby County, Alabama.

This conveyance is made subject to: (1) real estate ad valorem taxes for the tax year ending September 30, 1980; (2) restrictive covenants and conditions contained in instrument recorded in Miscellaneous Book 9, page 432; (3) restrictions and utility easements as shown on said recorded Survey of Deerwood Lake; (4) title to one-half interest in mineral rights as reserved in deed to Charles O'Neal Bailey and Patricia M. Bailey, recorded in Deed Book 199, page 523; (5) transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company granted by instrument recorded in Deed Book 292, page 353; (6) permit to South Central Bell Telephone & Telegraph Company granted by instrument recorded in Deed Book 299, page 702; (7) all existing rights-of-way, encroachments, party walls, building restrictions, zoning laws and regulations, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines and any matters not of record, if any, which would be disclosed by an inspection and survey of said real estate; (8) all rights of redemption arising out of, or in connection with, the foreclosure of the mortgage on the above described real estate, which mortgage was executed by Conrad W. Rafield, III to The First National Bank of Birmingham, was recorded in Book 389, page 771 and was foreclosed on March 10, 1980, said real estate was sold to the Grantor at said

een thousand dollars (\$15,000.00) of the purchase price of the real estate referred to inbefore was paid from the proceeds of a mortgage loan, made by the Grantor to the Grantee, ed simultaneously with the delivery of this deed.

Jack A.

BOOK 328 PAGE 104

foreclosure sale and was conveyed to the Grantor by a deed recorded in Book 325, page 467. (When an instrument is referred to herein as recorded, it is recorded in the office of the Judge of Probate of Shelby County, Alabama.)

To have and to hold to the Grantee, his heirs and assigns forever.

In witness whereof, The First National Bank of Birmingham has caused this instrument to be executed by its duly authorized corporate officer, on this 15th day of August, 1980.

Attest:

James A. Lewis, Jr.
Its Accounting Officer

THE FIRST NATIONAL BANK
OF BIRMINGHAM

By [Signature]
Its Vice President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that [Signature], whose name as [Signature] of The First National Bank of Birmingham, a national banking association, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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 seal of office this 15th day of August, 1980.

[Signature]
Notary Public

NOTARY MUST AFFIX SEAL

My Commission Expires August 1, 1982

THIS INSTRUMENT PREPARED BY:
FRANK C. GALLOWAY, JR.
CASANISS, JOHNSTON, GARDNER, DUMAS AND O'NEAL
1900 First National-Southern Natural Bldg.
Birmingham, Alabama 35203