

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
09/02/1980 00:00:00 FILED/CERTIFIED

(Name) Robert O. Driggers, Attorney

(Address) 1736 Oxmoor Road, Homewood, Alabama 35209

Form 1-1-7 Rev. 8-70

CORPORATION FORM/Statutory 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 One 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

Charles E. Rueve and Connie S. Rueve

(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 10, Block A, according to the Amended map of Fox Haven, First Sector, as recorded in Map Book 7, Page 86, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for 1980 and subsequent years. Parcel ID 13-08-27-2-2.10.
2. Building set-back line of 35 feet reserved from Kala Street, as shown by plat.
3. Public utility easements as shown by recorded plat, including 10' easement on west.
4. Restrictions, covenants and conditions as set out in Misc. Book 24, Page 87, in Probate Office.
5. Statutory rights of redemption as evidenced by foreclosure deed recorded in Deed Book 327, Page 183, in the Probate Office of Shelby County, Alabama.

\$48,400 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 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 ^{Vice} President, James R. Beaird who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25 day of August 19 80 BIRMINGHAM TRUST NATIONAL BANK, A National Banking Association

ATTEST:

W. J. Keith

By *James R. Beaird* President
JAMES R. BEAIRD - Sr. Vice

STATE OF Alabama
COUNTY OF Jefferson

Secretary
See Noty. 405-280
Deed tax 300
Ec. 150
Ad. 100
550

I, the undersigned State, hereby certify that James R. 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.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 25

day of

August

1980

LAW OFFICES

ROBERT O. DRIGGERS

Charles E. Rueve
Notary Public