

(Name) Robert O. Driggers, Attorney

(Address) 1736 Oxmoor Road, Homewood, Alabama 35209

Form 1-1 6 Rev. 8-70

CORPORATION FORM/WARRANTY DEED-LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Eight Thousand and No/100----- DOLLARS,

to the undersigned grantor, Birmingham Trust National Bank, a national banking association in hand paid by

Stephen J. Henninger

the receipt of which is hereby acknowledged, the said

Birmingham Trust National Bank

does by these presents, grant, bargain, sell and convey unto the said

Stephen J. Henninger

the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 54, according to the survey of Old Mill Trace, as recorded in Map Book 7, Page 99 A & B, 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. 30' Building line as shown by recorded map.
 3. 10' Easement on rear as shown by recorded map.
 4. Right of way to Alabama Power Company recorded in Volume 249, Page 189 and Volume 249, Page 191, in the Probate Office of Shelby County, Alabama.
 5. Restrictions recorded in Misc. Volume 34, Page 697, in said Probate Office.
 6. Statutory rights of redemption as evidenced by foreclosure deed recorded in Volume 327, Page 204, in the Probate Office of Shelby County, Alabama.
- \$64,600 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 Stephen J. Henninger, his

heirs and assigns forever.

~~And said~~ ~~and assigns forever~~ ~~with said~~ ~~does for itself, its successors~~

~~heirs and assigns that it 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 in said bank money the same as if said and that it will and its successors and assigns shall, warrant and defend the same to the said~~

~~heirs and assigns forever against the lawful claims of all persons.~~

IN WITNESS WHEREOF, the said Birmingham Trust National Bank, a national banking association, by its Sr. Vice President, James R. Beard, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of August, 1980.

ATTEST:

W. Roy Warr
SEP 2 1980
By James R. Beard - Sr. Vice President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned said State, hereby certify that James R. Beard 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 29 day of August, 1980.

Notary Public
My Commission Expires Feb. 9, 1982