

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
09/17/1980 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/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 Six 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

Binion L. Harrison and Grace S. Harrison

(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 15, Block 2, according to the Amended Map of Plantation South, First Sector, as recorded in Map Book 7, Page 173, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Assessments and taxes for the year 1980 and subsequent years.
2. Restrictions, covenants and conditions recorded in Misc. Book 31, Page 876, in Probate Office.
3. Building set-back line of 40 feet reserved from Morningside Drive, as shown by plat.
4. Public utility easements as shown by recorded plat, including a 7.5' easement along the westerly and northwesterly side of subject lot.
5. Pipe Line easements to Plantation Pipeline Company in Deed Book 112, Page 353 and Deed Book 257, Page 375, in Probate Office.
6. Agreement with Plantation Pipe Line in Deed Book 317, Page 166.
7. Right-of-way easement to South Central Bell in Deed Book 325, Page 261, in Probate Office.
8. Statutory rights of redemption as evidenced by foreclosure deed recorded in Deed Book 327, Page 198, in the Probate Office of Shelby County, Alabama.

\$40,000 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 President, James R. Beaird, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of September 1980. BIRMINGHAM TRUST NATIONAL BANK, A National Banking Association

ATTEST:

W. R. Ruth ASST. VICE PRES.
Secretary

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

STATE OF Alabama
COUNTY OF Jefferson

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.

Given under my hand and official seal, this the 9th day of September 1980.

NOTARY OFFICES

1736 Oxmoor Road

Homewood, Alabama

My Commission Expires Feb 9, 1982