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Shelby Cnty Judge of Probate, AL
10/06/1980 00:00:00 FILED/CERTIFIED

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 1736 Oxmoor Road, Homewood, Alabama 35209

STATUTORY
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy Four Thousand Five 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 GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Andrew M. Calderoni and Mary Beth Calderoni

(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 4, according to the survey of Caldwell Mill Estates, as recorded in Map Book 7, Page 52, in the Probate Office of Shelby County, Alabama, LE AND EXCEPT the following described parcel of land: Begin at the Southeast corner of said Lot 4, thence run in a westerly direction along the south line of said Lot 4, a distance of 65.0 feet; thence 59 deg. 18 min. 43 s right in a Northwesterly direction a distance of 126.76 feet to the Northeast corner of said Lot 4; thence 160 deg. 44 min. 07 sec. right in a southeasterly direction along the northeast line of said Lot 4, a distance of 169.42 feet to the point of beginning.

This conveyance is subject to the following:

1. All assessments and taxes for the year 1980 and subsequent years.
2. Building set-back line of 35 feet reserved from Shelby County Highway No. 29, as shown by plat.
3. Public utility easements as shown by recorded plat, including 7.5' easement on north, 15' easement on east (paved ditch enclosed) and power line easement across the Northwest corner.
4. Right-of-way to Alabama Power Company as recorded in Deed Book 225, Page 968 in Probate Office.
5. Statutory rights of redemption as evidenced by foreclosure deed recorded in Deed Book 327, Page 180 in said Probate Office.

\$62,500 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 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,~~

~~that it has the 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 Sr. Vice President, James R. Beaird who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30 day of September 1980

ATTEST:

BIRMINGHAM TRUST NATIONAL BANK,
a National Banking Association

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

STATE OF Alabama
COUNTY OF Jefferson

1080 OCT -6 AM 11:06
NOTARY PUBLIC

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 on the act of said National Banking Association.

Given under my hand and official seal, this the 30 day of September 1980.

ROBERT O. DRIGGERS

Robert M. Sharp
My Commission Expires Feb. 9, 1982