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Shelby

785-00-00

STATE OF ALABAMA)
SHELBY COUNTY)

19801028000122780 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
10/28/1980 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 Robert D. Anderson and Marilyn K. Anderson (hereinafter called Grantees), the receipt of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the 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:

Lot 113, according to the Map and Survey of Southern Pines Fourth Sector, as recorded in Map Book 7, page 68 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, 1981; (2) right-of-way and rights in connection therewith granted to Shelby County, Alabama by instrument recorded in Deed Book 135, page 50; (3) easements and building line as shown on said recorded Map and Survey; (4) right-of-way to South Central Bell Telephone & Telegraph Company granted by instrument recorded in Deed Volume 5324, page 859; (5) right-of-way to Alabama Power Company and South Central Bell Telephone & Telegraph Company granted by instrument recorded in Deed Volume 5313, page 193; (6) restrictions in instruments recorded in Deed Volume 304, page 592, Miscellaneous Volume 28, page 398 and Miscellaneous Volume 32, page 129; (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 the above described real estate; and (8) all rights of redemption arising out of, or in connection with, the foreclosure of a mortgage on the

BOOK 329 PAGE 478

Jefferson Land Title

above described real estate, which mortgage was executed by Apex Construction Company, Inc. to the Grantor, was recorded in Mortgage Book 386, page 71 and was foreclosed on July 25, 1980, said real estate was sold to the Grantor at said foreclosure sale and was conveyed to the Grantor by a deed recorded in Deed Volume 327, page 873. (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 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.

Seventy thousand six hundred fifty and no/100 dollars (\$70,650.00) of the purchase price of the real estate referred to hereinbefore was paid from the proceeds of a mortgage loan made by the Grantor to the Grantees and closed simultaneously with the delivery of this deed.

The Grantor is not making any warranty, express or implied, in connection with the present or future condition of the above described real estate or the house or other improvements located thereon; said real estate, house and improvements are being conveyed to the Grantees in their "as is" condition.

In witness whereof, The First National Bank of Birmingham has caused this instrument to be executed by its duly authorized corporate officer, on this 20 day of October, 1980.

ATTEST:

Mark C. Gentry
Its Real Estate Sec. Officer

THE FIRST NATIONAL BANK OF
BIRMINGHAM

By William E. Edwards
Its Sr. Vice President

STATE OF ALABAMA)

JEFFERSON COUNTY)

19801028000122780 Pg 3/3 .00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William E. Coleman, whose name as Senior Vice President 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 22nd day of October, 1980.

Henry J. Perry
Notary Public

NOTARY MUST AFFIX SEAL

Notary Public, Alabama State at Large
My Commission Expires April 4, 1981
Bonded by St. Paul Fire & Marine Insurance Co.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1980 OCT 28 AM 10:01

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

Deed 8.00 Ac mty. 407-178
Rec. 4.50
Ind. 1.00
13.50

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