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Shelby Cnty Judge of Probate, AL
12/03/1980 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 WARRANT DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, A. S. S. S.

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS, 176

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 GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

ARTHUR E. SKACH AND SUE C. SKACH

(herein referred to as GRANTEEES) 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 20, according to the survey of Shannon Glen, as recorded in Map Book 7, Page 94, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the 1981 and thereafter. (Parcel #13-05-22-03-001-015.17)
2. Building setback line of 40 feet reserved from Shamrock Drive, as shown by plat.
3. Public utility easements as shown by recorded plat, including 7.5 foot easement on east and south sides of said lot.
4. Restrictions, covenants and conditions as set out in Misc. Book 27, Page 996, in Probate Office.
5. Transmission Line Permit to Alabama Power Company and South Central Bell recorded in Deed Book 316, Page 343, in Probate Office.
6. Statutory right of redemption as evidenced by foreclosure deed to Birmingham Trust National Bank as recorded in Deed Book 328, Page 16 in the Probate Office of Shelby County, Alabama.

\$46,500.00 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 GRANTEEES 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.

IN WITNESS WHEREOF, the said GRANTOR, by its President, James R. Beard

who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21 day of November, 19 80

ATTEST:

Dwight S. ...

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1980 DEC -3 AM 10:15

STATE OF ALABAMA
COUNTY OF JEFFERSON

BIRMINGHAM TRUST NATIONAL BANK
A National Banking Association
By *James R. Beard*
JAMES R. BEARD, Sr. Vice-President
See reg. 408-78
Deed toll \$450
Reg. 150
Ind. 100
7.00

I, the undersigned, James R. Beard, a Notary Public in and for said County in 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 21st day of November 19 80.

James R. Beard
Notary Public

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