(Name) ~~_____~~ ✓ Robert O. Driggers, Attorney ~~_____~~

(Address) 1736 Oxmoor Road, Homewood, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REM. / STATUTORY

AMERICAN TITLE INS. 210

19801203000137380 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/03/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Six 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

PHILLIP A. HUGHEY AND TERESA K. HUGHEY

(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 24, 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 year 1981 and thereafter. (Parcel #58-13-05-22-3-001-015.13, Receipt No. 80-3376.)
2. Building setback line of 40 feet reserved from Shamrock Drive, as shown by plant.
3. Public Utility easements as shown by recorded plat, including 7.5 foot easements on south and east sides.
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 Book 316, Page 343, in Probate Office.
6. Statutory right of redemption as evidenced by foreclosure deed recorded in Deed Book 328, Page 186, in the Probate Office of Shelby County, Alabama.

$53,650.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 330 PAGE 19

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 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 to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to said GRANTEES, their heirs 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 21 day of November, 1980.

ATTEST: BIRMINGHAM TRUST NATIONAL BANK
A National Banking Association

Dwight Arnold Secretary By James R. Beaird
JAMES R. BEAIRD, Sr. Vice President

STATE OF SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1980 DEC -3 AM 11:54
Sec Mtg 408-116 Deed Tax 302 Rec. 150 Total 452

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said 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 21st day of November 1980.

Notary Public
My Commission Expires Feb. 9, 1982