



155-47.30

STATE OF ALABAMA)

SHELBY COUNTY)

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 Thomas R. Warren and Michelle Warren (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 8, according to the Survey of Indian Valley Subdivision, Third Sector, as recorded in Map Book 5, page 97, in the office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

This conveyance is made subject to: (1) real estate ad valorem taxes for the tax year ending September 30, 1981; (2) the 35-foot building line as shown on said recorded survey; (3) all rights of redemption arising out of, or in connection with, the foreclosure of a mortgage on the above described real estate, which mortgage was executed by Tzun Tzou Yuin to The First National Bank of Birmingham, was recorded in Mortgage Volume 403, page 735 and foreclosed on October 24, 1980, said real estate was sold to the Grantor at said foreclosure sale and was conveyed to the Grantor by a deed recorded in Book 329, page 650; (4) mortgage executed by Tzun Tzou Yuin to Real Estate Financing, Inc. and recorded in Mortgage Volume 371, page 111, and by the acceptance of this deed the Grantees agree to assume said mortgage and to pay when due the debt secured by said mortgage; (5) restrictions, conditions and limitations contained in instrument recorded in Miscellaneous Volume 1, page 72; (6) easements to Alabama Power Company granted by instruments recorded in

BOOK 330 PAGE 28

James R. Moncus, Jr.
Attorney at Law
Suite 400 - Woodward Building
1927 First Avenue North

Deed Book 102, page 53, Deed Book 103, page 43, Deed Book 104, page 213 and Deed Book 107, page 121; (7) easements to Alabama Power Company and Southern Bell Telephone and Telegraph Company granted by instrument recorded in Deed Book 275, page 226; and (8) easements for public utilities as shown on said recorded survey. (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.

Nine thousand and no/100 dollars (\$9,000.00) 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, closed simultaneously with the delivery of this deed.

In witness whereof, The First National Bank of Birmingham has caused this instrument to be executed by its duly authorized corporate officer, on this 1 day of December, 1980.

ATTEST:

Mark C. Gentry
Its Real Estate Broker

THE FIRST NATIONAL BANK OF
BIRMINGHAM

By Richard H. [Signature]
Its VICE PRESIDENT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Raymond J. Henderson whose name as 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
day of December, 1980.

Lybil P. H. A.
Notary Public

NOTARY MUST AFFIX SEAL

Notary Public, Alabama State at Large
My commission expires 1/9/83
Bonded by Home Indemnity Co. of N.Y.

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

1980 DEC -4 AM 10:00

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed 16.00

Rec. 4.50

Ind. 1.00

21.50

THIS INSTRUMENT PREPARED BY:

FRANK C. GALLOWAY, JR.

CABANISS, JOHNSTON, GARDNER, DUMAS AND O'NEAL

1900 First National-Southern Natural Bldg.

Birmingham, Alabama 35203