

(Name) Ervis Isom, Attorney ADDRESS 1633 1/2 Ave. South
Birmingham, AL 35205

(Address) 1400 City National Bank Building, Birmingham, AL 35203

Form 1-1-6 Rev. 6-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRE



19801219000144220 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
12/19/1980 00:00:00 FILED/CERTIFIED

That in consideration of Ten Thousand and No/100 (\$10,000.00) DOLLARS,

to the undersigned grantor, FinanceAmerica Corporation a corporation,
in hand paid by ALLEN J. KOSLIN

the receipt of which is hereby acknowledged, the said FinanceAmerica Corporation

does by these presents, grant, bargain, sell and convey unto the said ALLEN J. KOSLIN

the following described real estate, situated in Shelby County, Alabama, to-wit:

The SW 1/4 of the SW 1/4 of Section 29, Township 21 South, Range 1 West, situated in Shelby County, Alabama.

All that part of the SE 1/4 of the SW 1/4 of Section 29, Township 21 South, Range 1 West, lying West of Shelby County Highway #97 and lying Northwest of the Southern Railroad, situated in Shelby County, Alabama.

LESS AND EXCEPT the following described property:
Begin at the Southwest corner of Section 29, Township 21 South, Range 1 West; thence run East along the South line of said Section 916.41 feet to the point of beginning; thence proceed along the previous course 537.33 feet to a point on the Northerly right of way of Southern Railroad; thence turn an azimuth of 40 degrees 13 minutes 30 seconds Northeasterly along said Southern Railroad right of way 364.89 feet to the Westerly right of way of Shelby County Highway No. 97; thence turn an azimuth of 346 degrees 47 minutes Northwesterly along the said Westerly right of way 487.76 feet; thence turn an azimuth of 269 degrees (continued on back)

TO HAVE AND TO HOLD, To the said ALLEN J. KOSLIN

his heirs and assigns forever.

And said FinanceAmerica Corporation does for itself, its successors
and assigns, covenant with said Allen J. Koslin, his

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, and that it will, and its successors and assigns shall, warrant and defend the same to the said ALLEN J. KOSLIN, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said FinanceAmerica Corporation by its
Senior Vice - President, A. A. Girodo, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 18th day of December, 1980 .

ATTEST:

FinanceAmerica Corporation,
a corporation

By [Signature]
A. A. Girodo, Senior Vice President.

STATE OF ALABAMA

COUNTY OF

I, The Undersigned a Notary Public in and for said County, in
said State, hereby certify that A. A. Girodo, whose name as Senior Vice President of
~~xxxxxx~~ FinanceAmerica Corporation,
a corporation, 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 corporation.

Given under my hand and official seal, this the 18th day of December, 1980 .

BERKOWITZ, LEFKOVITS & PATRICK

1400 CITY NATIONAL BANK BUILDING

BIRMINGHAM, ALABAMA 35203

[Signature]
Notary Public

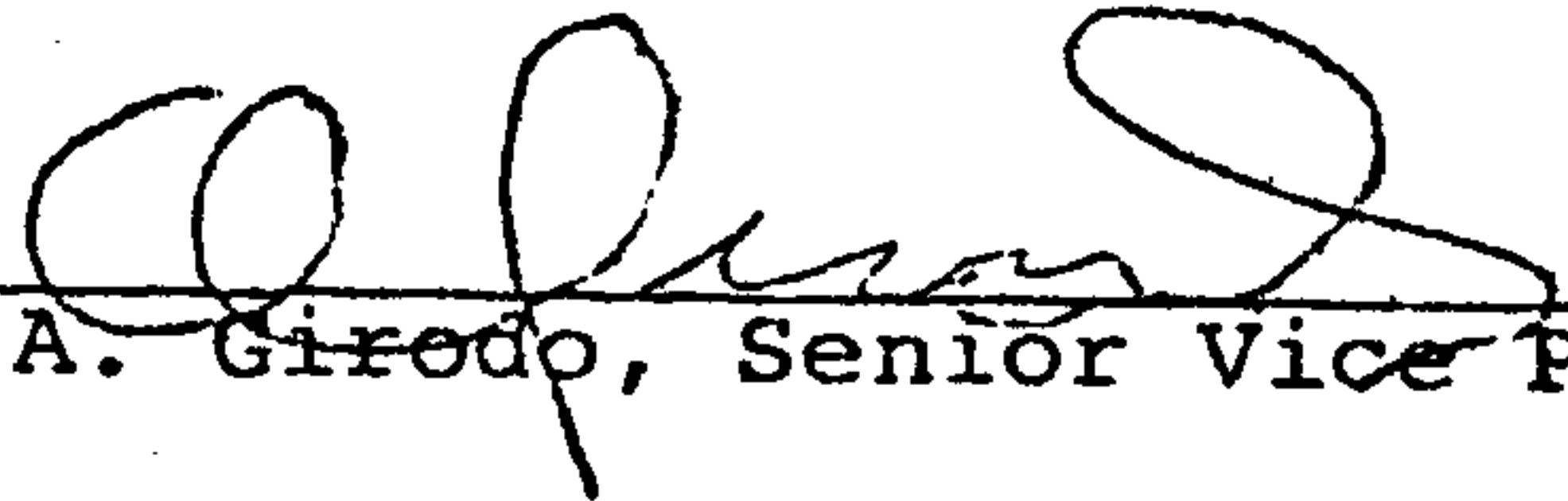
(continuation of legal description): 39 minutes, 30 seconds Westerly 661.11 feet; thence turn an azimuth of 180 degrees 00 minutes Southerly 752.62 feet to the point of beginning. Minerals and mining rights excepted.

This conveyance is made subject to the following:

- 1. Ad valorem taxes for the year 1981;
- 2. Easements to Alabama Power Company in Deed Volume 104, page 207, and Deed Volume 117, page 588;
- 3. Right of Way to Shelby County, Alabama in Deed Volume 241, page 466;
- 4. Statutory rights of redemption on the part of any party so entitled existing by virtue of that certain foreclosure sale held August 15, 1980, said foreclosure deed being recorded in Deed Volume 328, page 47; and
- 5. That certain mortgage from O. B. Culpepper and wife, Nancy S. Culpepper to Central State Bank as recorded in Mortgage Book 397, page 949;

All documents referred to above were recorded in the Office of the Judge of Probate of Shelby County, Alabama.

FinanceAmerica Corporation,
a corporation

By 
A. A. Giron, Senior Vice President

19801219000144220 Pg 2/2 .00
Shelby Cnty Judge of Probate,AL
12/19/1980 00:00:00 FILED/CERTIFIED

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1980 DEC 19 AM 9:11


JUDGE OF PROBATE

Deed 10.00
Rec. 3.00
Incl. 1.00
14.00

CHERVIS ISOM
BERKOVITZ, LEFKOVITS & PATRICK
1400 CITY NATIONAL BANK BLDG.
BIRMINGHAM, ALABAMA 35203

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF }

Office of the Judge of Probate:

Recording Fee \$.....
Deed Tax \$.....

THIS FORM FROM
Lawyers Title Insurance Corporat
TITLE INSURANCE
BIRMINGHAM, ALABAMA

BOOK 330 PAGE 276