

(Name) Robert O. Driggers, Attorney
(Address) 1736 Oxmoor Road, Homewood, Alabama 35209
STATUTORY CORPORATION FORM/WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

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

MARTIN A. QUAVE, JR., DORIS B. QUAVE and BARBARA A. QUAVE
(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 22, 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 ID 58-13-05-22-03-001-15.15.
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' easements on north 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 as recorded in Deed Book 316, Page 343 in Probate Office.
6. Statutory right of redemption as evidenced by foreclosure deed recorded in Deed Book 328, Page 174 in the Probate Office of Shelby County, A

\$50,800 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
01/05/1981 00:00:00 FILED/CERTIFIED

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. Beaird

who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30 day of December 19 80. BIRMINGHAM TRUST NATIONAL BANK

ATTEST:
Dwight A. Smith
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1981 JAN -5 AM 11:24
JUDGE OF PROBATE

James R. Beaird
Sr. Vice President
Deed 3-00
Dec 1-53
End 1-00
5780
- Sr. Vice President
Secy - 403-971

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned 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 30 day of December 19 80.

ROBERT O. DRIGGERS, Attorney
1736 Oxmoor Road
Homewood, Alabama 35209

My Commission Expires Feb. 9, 1982