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82,500.00
18024

STATE OF ALABAMA)

SHELBY COUNTY)

19810119000005760 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
01/19/1981 00:00:00 FILED/CERTIFIED

BOOK 330 PAGE 720

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 Bobby J. Stephens and Donna E. Stephens (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 70 according to the survey of Southern Pines, Second Sector, as recorded in Map Book 7, page 12 in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to: (1) real estate ad valorem taxes for the tax year ending September 30, 1981; (2) the 40-foot building line as shown on said recorded survey; (3) 20-foot easement on the rear and southeast corner of said Lot 70 and 10-foot easement on the southeast and east of said Lot 70, as shown on said recorded survey; (4) easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company granted by instrument recorded in Volume 312, page 164; (5) restrictions contained in instrument recorded in Volume 304, page 592; (6) all rights of redemption arising out of, or in connection with, the foreclosure of two mortgages on the above described real estate, which mortgages were executed by J. E. Kelly Company, Inc. to The First National Bank of Birmingham (one of said mortgages was recorded in Book 379, page 880 and in Book 383, page 628 and the other mortgage was recorded in Book 379, page 876 and in Book 383, page 624) and were foreclosed on November 7, 1980, said real estate was sold to the Grantor at said foreclosure sale and was conveyed to the Grantor by a deed recorded in Volume 329, page 855; (7) easement to South Central Bell Telephone and

Telegraph Company granted by instrument recorded in Volume 313, page 722; (8) all existing rights of way, encroachments, party walls, building restrictions, zoning laws, ordinances and regulations, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines and any matters not of record which would be disclosed by an inspection and survey of the above described real estate. (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.

Sixty-six thousand dollars (\$66,000.00) of the purchase price of the above described real estate was paid from the proceeds of a mortgage loan, made by the Grantor to the Grantees, closed simultaneously with the delivery of this deed.

The Grantor is not making any warranty, express or implied, in connection with the present or future condition of the above described real estate or the house or other improvements located thereon; said real estate, house and improvements are being conveyed to the Grantees in their "as is" condition.

In witness whereof, The First National Bank of Birmingham has caused this instrument to be executed by its duly authorized corporate officer, on this 9th day of January, 1981.

ATTEST:

Mart C. Gentry
Its Real Estate Officer

THE FIRST NATIONAL BANK OF
BIRMINGHAM

By Sharon M. Davidson
Its Assistant Vice President

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STATE OF ALABAMA)

JEFFERSON COUNTY)

19810119000005760 Pg 3/3 .00
Shelby Cnty Judge of Probate, AL
01/19/1981 00:00:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas H. Chudson whose name as Asst Vice Pres. 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 9 day of January, 1981.

Mildred J. Townsend
Notary Public

My Comm. Expires 12/31/82
My Comm. No. 111111
Said to be St. Paul for 2 M. of 1981

NOTARY MUST AFFIX SEAL

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1981 JAN 19 PM 2:12

Thomas H. Chudson
JUDGE OF PROBATE

Dec 31 1980 - 301

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| Recd | 16.50 |
| Recd | 4.50 |
| Ind | 1.00 |
| <hr/> | |
| | 22.00 |

THIS INSTRUMENT PREPARED BY:
FRANK C. GALLOWAY, JR.
GABANISS, JOHNSTON, GARDNER, DUMAS AND O'NEAL
1900 First National-Southern Natural Bldg.
Birmingham, Alabama 35203