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573

Edna M. Oster  
529 Skyview  
Clearwater, Florida 33516



19810305000025350 Pg 1/2 .00  
Shelby Cnty Judge of Probate, AL  
03/05/1981 00:00:00 FILED/CERTIFIED

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 Edna M. Oster (hereinafter called Grantee), the receipt of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama:

Lot 99, according to the survey of Southern Pines, 2nd 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) 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 384, page 64 and the other mortgage was recorded in Book 387, page 907 and said mortgages 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 867; (3) all existing rights-of-way, encroachments, party walls, building restrictions, zoning laws 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; (4) 40-foot building line on street sides, as shown by said recorded survey; (5) 10-foot easement on rear of said Lot 99, as shown by said recorded survey; (6) restrictions contained in instrument recorded in Volume 304, page 592; (7) terms and conditions contained in instrument recorded in Volume 308, page 560; (8) easement granted to South Central Bell Telephone and Telegraph Company by instrument recorded in Volume 313, page 722. (When an instrument is referred to herein as recorded, it is recorded in the office of the Judge of Probate of Shelby County, Alabama).

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To have and to hold to the Grantee, her heirs and assigns forever.

Fifty-eight thousand five hundred and no/100 dollars (\$58,500.00) 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 Grantee, 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 13<sup>th</sup> day of February, 1981.

ATTEST:

THE FIRST NATIONAL BANK OF  
BIRMINGHAM

Mark C. Gentry  
Its John P. O'Neal, Jr.

By Raymond J. Reinhardson  
Its Raymond J. Reinhardson

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

1981 FEB 18 AM 10:32

Frank A. Shoultz, Jr. Rec. 3.00  
JUDGE OF PROBATE Ind. 1.00

STATE OF ALABAMA )  
JEFFERSON COUNTY )

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Raymond J. Reinhardson 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.

March Given under my hand and seal of office this 13<sup>th</sup> day of February, 1981.

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

1981 MAR -5 AM 8:28

Frank A. Shoultz, Jr.  
JUDGE OF PROBATE

Frank C. Galloway, Jr.  
Notary Public

NOTARY MUST AFFIX SEAL  
NOTARY PUBLIC

Rec. 3.00  
Ind. 1.00  
4.00

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