

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 Ellis Duane Long and Polly Marion Long (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 117, according to the Map and Survey of Southern Pines, Fourth Sector, as recorded in Map Book 7, page 68, in the office of the Judge of Probate 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 a mortgage on the above described real estate, which mortgage was executed by Apex Construction Company, Inc. to The First National Bank of Birmingham, was recorded in Mortgage Book 379, page 841 and was foreclosed on July 25, 1980, said real estate was sold to the Grantor at said foreclosure sale and was conveyed to the Grantor by a deed recorded in Deed Book 327, page 875; (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) right-of-way granted to Alabama Power Company and South Central Bell Telephone and Telegraph Company by an instrument recorded in Deed Book 313, page 193; (5) right-of-way granted to South Central Bell Telephone and Telegraph Company by instruments recorded in Deed Book 313, page 719 and Deed Book 324, page 859;

Jayson Land Title

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(6) restrictions recorded in Deed Book 304, page 592, Miscellaneous Book 28, page 398 and Miscellaneous Book 32, page 129; (7) right-of-way granted to Shelby County, Alabama by instrument recorded in Deed Book 135, page 50. (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.

Ninety thousand and no/100 dollars (\$90,000.00) 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 2nd day of March, 1981.

ATTEST:

Alvin C. Gentry
Its Notary Public

THE FIRST NATIONAL BANK
OF BIRMINGHAM

By Kenneth A. [Signature]
Its Authorized Officer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jerry Remickson, 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 2nd day of March, 1981.

Mildred J. Townsend
Notary Public

NOTARY MUST AFFIX SEAL

Notary Public, Alabama State at Large
My Commission Expires December 12, 1984
Bonded by St. Paul Fire & Marine Insurance Co.

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

1981 MAR -6 PM 8:38

Thomas A. Hamilton, Jr.
JUDGE OF PROBATE

Deed 10.00
Rec. 4.50
Ind. 1.00
15.50

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

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