



(Name) James J. Robinson, Attorney
(Address) 1600 Bank for Savings Building
Birmingham, Alabama 35203

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Shelby Cnty Judge of Probate, AL
03/19/1981 00:00:00 FILED/CERTIFIED

Form 1-1-7 Rev. 6-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Six Thousand Nine Hundred Fifty and 00/100 Dollars (\$36,950.00)

to the undersigned grantor, Birmingham Trust National Bank, a national banking association, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Robert C. Gilmore, Jr. and wife, Catherine C. Gilmore

(herein referred to as 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, to-wit:

Commence at the Southwest corner of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama; thence Northerly along the West line of said Section 28, 382.94 feet to a point; thence 58 degrees 52 minutes right, 519.29 feet to a point; thence 90 degrees 01 minutes right 650.0 feet to a point; thence 86 degrees 25 minutes 38 seconds left 180.30 feet to a point; thence 13 degrees 37 minutes 38 seconds right 150.0 feet to a point; thence 9 degrees 13 minutes 30 seconds right, 137.48 feet to the point of beginning of the property being described; thence 8 degrees 20 minutes 30 seconds right, 149.91 feet to a point; thence 66 degrees 30 minutes 30 seconds right 150.0 feet to a point on the North right of way line of Shades Crest Road; thence 104 degrees 20 minutes 09 seconds right to tangent of a curve to the right having a central angle of 13 degrees 26 minutes 32 seconds and a radius of 413.10 feet, an arc distance of 98.10 feet to the point of tangency; thence continue along said tangent 51.90 feet to a point; thence 62 degrees 13 minutes 19 seconds right, 150.0 feet to the point of beginning.

This conveyance is subject to the following:

1. Taxes due in the year 1981 which are a lien but not due and payable until October 1, 1981.
2. 10 foot easement across north side of lot as shown by survey of Joseph E. Conn, Jr. reg. no. 9049, dated August 3, 1978.
3. Power and telephone lines as shown by survey of Joseph E. Conn, Jr. Reg. No. 9049 dated August 3, 1978.
4. Statutory rights of redemption evidenced by foreclosure deed dated January 5, 1981 and recorded in Volume 330, Page 585 in the Probate Office of Shelby Co., Al.

The total consideration for this conveyance was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

corrective deed Book 331, Page 223.

TO HAVE AND TO HOLD, To the said 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. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, W. Guy Warren who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of February, 1981.

ATTEST:

BIRMINGHAM TRUST NATIONAL BANK

By W. Guy Warren
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned W. Guy Warren a Notary Public in and for said County in said State, hereby certify that whose name as 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 13th day of February, 1981.