

This instrument prepared by P. J. Vandrell.
Citicorp Person To Person Financial Center, Inc.
(Name)

(Address) #12 North 20th St. B'ham. Al. 35203

Corporation Form Warranty Deed

950

This instrument furnished by



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P. O. BOX 10481 • PHONE 12061-320-8020

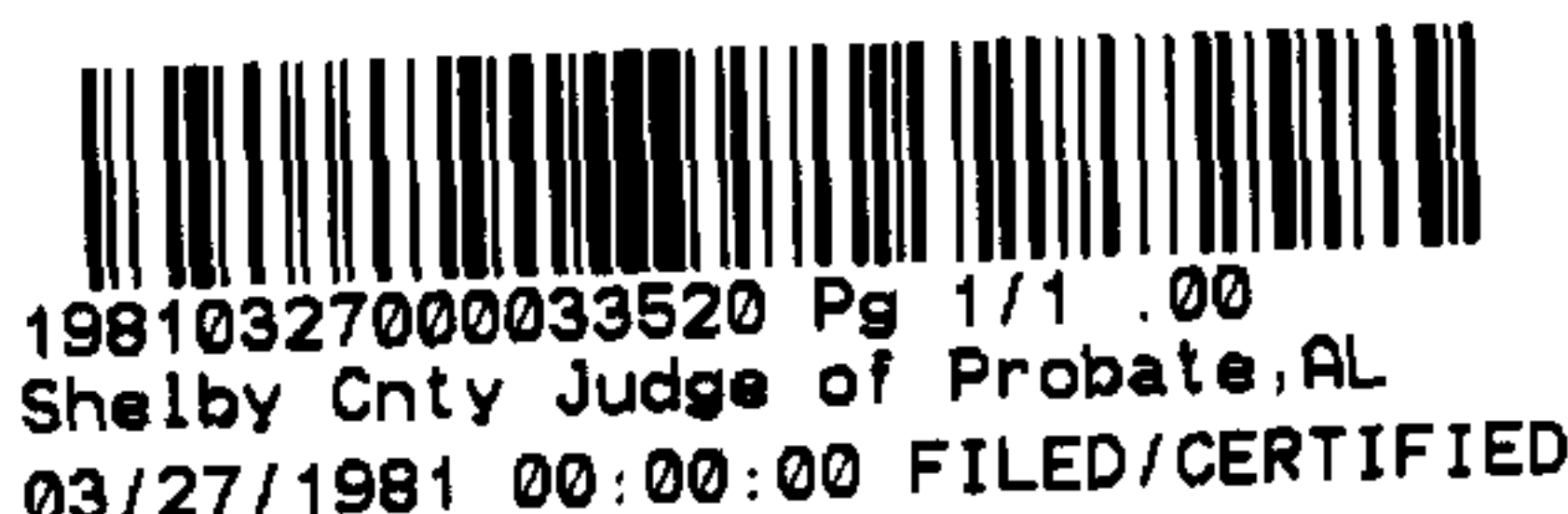
BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

STATE OF ALABAMA

COUNTY OF SHELBY



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY THOUSAND TWO HUNDRED DOLLARS AND NO/100 AND THE ----- DOLLARS ASSUMPTION OF A FIRST MORTGAGE DESCRIBED BELOW

to the undersigned grantor, CITICORP PERSON TO PERSON FINANCIAL CENTER, INC. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged. the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Elwood M. June and wife, Gisela M. June

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County.

Lot 58, according to the Map of Chandalar South, First Sector, as recorded in Map Book 5, on Page 106, in the Probate Office of Shelby County, Alabama.

I, the undersigned grantees, Elwood M. June and wife, Gisela M. June, acknowledge all rights outstanding by reason of statutory rights of redemption from foreclosure of that certain mortgage given by Grady Thompson and wife Vera Thompson, to Citicorp Person To Person Financial Center, Inc., executed 8/31/79 and filed 9/6/79 in Mortgage Volume 395, Page 835, said foreclosure deed recorded in Deed Book 327, Page 409.

I, the undersigned grantees, Elwood M. June and wife Gisela M. June, agree to assume that certain mortgage held by Jefferson Federal Savings & Loan Association of Birmingham, executed 7/27/73 and filed 7/30/73 in Mortgage Volume 332, Page 747.

\$25,200.00 of the purchase price was paid from the proceeds of a purchase money mortgage loan recorded in Real Volume 410, Page 673.

BOOK 331 PAGE 940

Elwood M. June

Gisela M. June

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

Vice

President, who is

this the 6th day of March, 1981

Citicorp Person To Person Financial Center, Inc.

ATTEST:

Mary D. O'Neil

Mary D. O'Neil, Assistant Secretary

By

John K. Ream,

Vice President

STATE OF MISSOURI

COUNTY OF ST. LOUIS

I,

hereby certify that

John K. Ream

a Notary Public in and for said County, in said State,

whose name as Vice President of Citicorp Person To Person Financial Center, a corporation, 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 corporation.

Given under my hand and official seal, this the

6th

day of March

1981