

Donald E. Moore
Lynn F. Moore
3917 Willow Ridge Drive
Helena, Ala. 35080

STATE OF ALABAMA)

SHELBY COUNTY)

19810505000049650 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
05/05/1981 00:00:00 FILED/CERTIFIED

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 Donald E. Moore and Lynn F. Moore (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 19, according to the Survey of the Willow Ridge Addition to Indian Springs, as recorded in Map Book 7, page 76, 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 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, were recorded in Mortgage Book '381, page 464 and Mortgage Book 385, page 103 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 Deed Volume 329, page 853; (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) 35-foot building setback and easements as shown by the recorded Survey referred to hereinbefore; (5) easements granted to Alabama Power Company by instrument recorded in Deed Volume 214, page 631; (6) easements granted to South Central Bell Telephone & Telegraph Company by instrument recorded in Deed Volume 313,

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page 707. (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.

Seventy-seven thousand and no/100 dollars (\$77,000.00) 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 1st day of May, 1981.

ATTEST:

Mark C. Carter
Its Authorized Officer

THE FIRST NATIONAL BANK OF
BIRMINGHAM

By

Its

Raymond D. Anderson
VICE PRESIDENT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John Pemberton 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 12 day of May, 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.

NOTARY PUBLIC, ALABAMA
COMMISSION EXPIRES
DECEMBER 12, 1984

1981 MAY -5 AM 9 00

John C. Galloway, Jr.
JUDGE OF PROBATE

Deed 11.50
Rec. 4.50
Ind. 1.00
17.00

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

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