

Wana R. Whitworth
Betty S. Whitworth
107 Meadow Green Drive
Montevallo, Alabama 35115

STATE OF ALABAMA)
SHELBY COUNTY)



19810505000049670 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 Wana R. Whitworth and Betty
Whitworth (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 fol-
lowing described real estate situated in Shelby County,
Alabama:

Lot 17, in Block 2, according to the Survey
of Meadowgreen, as recorded in Map Book 6,
page 59, in the office of the Judge of Probate
of Shelby County, Alabama. Mineral and mining
rights excepted.

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 connec-
tion with, the foreclosure of a mortgage on
the above described real estate, which mortgage
was executed by Alexander Realty Co., Inc. to
The First National Bank of Birmingham, was
recorded in Mortgage Volume 376, page 188 and
was foreclosed on November 7, 1980, said real
estate was sold to the Grantor at said fore-
closure sale and was conveyed to the Grantor
by a deed recorded in Deed Volume 329, page
851; (3) all existing rights-of-way, encroach-
ments, party walls, building restrictions,
zoning laws and regulations, recorded and/or
unrecorded easements, deficiency in quantity
of ground, overlaps, overhangs, any discrep-
ancies 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 line and easements as shown by record
plat; (5) restrictions, conditions and limita-
tions contained in the instruments recorded in
Deed Volume 194, page 709 and Miscellaneous
Volume 14, page 819; (6) easements granted to
Alabama Power Company by instruments recorded

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in Deed Volume 87, page 277, Deed Volume 295, page 609 and Deed Volume 136, page 335; (7) easements granted by instrument recorded in Miscellaneous Volume 12, page 766; (8) agreements with, and easements granted to, Alabama Power Company and contained in instrument recorded in Miscellaneous Volume 13, page 210; (9) easements granted to South Central Bell Telephone & Telegraph Company by deed recorded in Deed Volume 298, page 288; and (10) mineral and mining rights excepted in instruments recorded in Deed Volume 311, page 182 and Deed Volume 311, page 183. (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.

Thirty-four thousand six hundred fifty and no/100 dollars (\$34,650.00) 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 15th day of May, 1981.

ATTEST:

Mark C. Carter
Its REAL ESTATE LOAN OFFICER

THE FIRST NATIONAL BANK OF
BIRMINGHAM

BY *Raymond D. Kennedy*
Its VICE PRESIDENT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jerry Reinhardt 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 15th 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.

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

1981 MAY -5 AM 8:39

Thomas A. Galloway, Jr.
JUDGE OF PROBATE

Dued 4.00
Rec. 4.50
Ind. 1.00
9.50

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