

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 1736 Oxmoor Road, Homewood, Alabama 35209

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Shelby Cnty Judge of Probate, AL  
05/11/1981 00:00:00 FILED/CERTIFIED

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-One Thousand and No/100 -----Dollars

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

FRANK J. FLOW and CHERYL FLOW

(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:

Lot 1, Block 4, according to the survey of Mission Hills, First Sector as recorded in Map Book 6, Page 47 in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1981 and thereafter (Parcel #23-5-22-0-003-032).
2. Building setback line of 35 feet reserved from Old Spanish Trail as shown on plat.
3. Public utility easements as shown by recorded plat, including 10 feet on the north and a 7.5 feet on the east.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 11, page 134, in Probate Office.
5. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 101, page 76 and Deed Book 121, page 188 in Probate Office.
6. Right of Way granted to Shelby County by instrument recorded in Deed Book 245, page 257, in Probate Office.
7. Statutory right of redemption as evidenced by a foreclosure deed to Birmingham Trust National Bank as recorded in Deed Book 331, Page 44, in the Probate Office of Shelby County, Alabama.

\$54,900.00 of this consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

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 1st day of May, 19 81.

ATTEST:

BIRMINGHAM TRUST NATIONAL BANK  
A National Banking Association

W. Keith ASST. VICE PRES.

By W. Guy Warren, Vice President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. Guy Warren, whose name is 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 1st day of May 19 81.

Notary Public