

(Name) Robert O. Driggers, Attorney

(Address) 1736 Oxmoor Road, Birmingham, AL 35209

Form 1-1-6 Rev. 8-70

STATUTORY

CORPORATION FORM / WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100--DOLLARS,

to the undersigned grantor, BIRMINGHAM TRUST NATIONAL BANK, a National Banking Association in hand paid by FRANK B. WOLCOTT, III

the receipt of which is hereby acknowledged, the said BIRMINGHAM TRUST NATIONAL BANK, a National Banking Association does by these presents, grant, bargain, sell and convey unto the said FRANK B. WOLCOTT, III

the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 63, according to the survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1982 and thereafter (Parcel #10-9-29-0-002-62).
2. 35 foot building line as shown by recorded map.
3. 10 foot easement on east as shown by recorded map.
4. 7-1/2 foot easement on rear as shown by recorded map.
5. Restrictions contained in Misc. Vol. 29, Page 15 and Misc. Vol. 28, Page 859, in the Probate Office of Shelby County, AL.
6. Agreement with Alabama Power Company recorded in Misc. Vol. 29, Page 16, in said Probate Office
7. Statutory right of redemption as evidenced by foreclosure deed to Birmingham Trust National Bank as recorded in Book 332, Page 961 in the Probate Office of Shelby County, Alabama.

\$78,750 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said FRANK B. WOLCOTT, III

his heirs and assigns forever.

And said

does for itself, its successors

and assigns, with said

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances and claims other than those 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

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said BIRMINGHAM TRUST NATIONAL BANK by its Senior VicePresident, W. GUY WARREN, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of October, 1981.

ATTEST:

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

See Mtg. 416 pg. 644

BIRMINGHAM TRUST NATIONAL BANK
A National Banking Association

Wright Seal (1981) NOV -2 AM 9:58 Rec. 150 By W. Guy Warren, Sr. Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

Secretary
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. GUY WARREN, whose name as Sr. 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 23rd day of October

Robert O. Driggers

Priscia H. Lopez
Notary Public

My Commission Expires Dec. 11, 1982

BOOK 335 PAGE 896