

STATE OF ALABAMA )

SHELBY COUNTY )

In consideration of Fifteen Thousand Eight Hundred Forty-four and no/100 Dollars (\$15,844.00) and other good and valuable considerations paid to The First National Bank of Birmingham, a national banking association, (hereinafter called "Grantor") by Lawrence J. DeLucas and Katherine E. DeLucas, husband and wife, (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 1, Block 2, according to the survey of Indian Valley, Sixth Sector, as recorded in Map Book 5, page 118, in the Probate Office of Shelby County, Alabama.

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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 a mortgage on the above described real estate, which mortgage was executed by Ronald C. and Margaret A. Woodard to The First National Bank of Birmingham, was recorded in Book 394, page 329 and was foreclosed on September 18, 1981, said real estate was sold to the Grantor at said foreclosure sale and was conveyed to the Grantor by a deed recorded in Book 335, page 12; (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) mortgage from William Curtis Ronald Woodard and Margaret Woodard to Collateral Investment Company, filed for record Vol. 347, page 433 and assigned to Federal National Mortgage Association in Misc. Vol. 12, page 500 in the Probate Office of Shelby County, Alabama; (5) mortgage from William Curtis Ronald Woodard and Margaret Woodard to National Bank of Commerce filed for record in Vol. 390, page 216 in the said Probate Office; (6) taxes due in the year 1982 which are a lien but not due and payable until October 1, 1982; (7) 10' easement on east and rear as shown by recorded map; (8) 60' building line as shown by recorded map; (9) restrictions recorded in Misc. Vol. 9, page 143 in the Probate Office of Shelby County, Alabama; (10) right of way to Alabama Power Company recorded in Vol. 107, page 121, Vol. 161, page 493, Vol. 103, page 53 and Vol. 104, page 213 in the said Probate Office; (11) Mineral and mining rights and rights incident thereto recorded in Vol. 310, page 332 in the said Probate Office; (12) flood easement as recorded in Vol. 285, page 5, in the said Probate Office.

LAND TITLE COMPANY OF ALABAMA

(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.

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 5th day of January, 1982.

ATTEST:

THE FIRST NATIONAL BANK OF  
BIRMINGHAM

[Signature]  
Its Assistant Vice President

By

[Signature]  
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 Raymond J. Reinhardtsen, 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 5th day of January, 1982.

[Signature]  
Notary Public  
Notary Public, Alabama State at Large  
My Commission Expires December 1, 1985  
Bonded by St. Paul Fire & Marine Insurance Co.

(NOTARY MUST AFFIX SEAL)

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1982 JAN 19 AM 9:17  
[Signature]  
JUDGE OF PROBATE

Seed 16.00  
Rec. 3.00  
Ins. 1.00  
20.00

THIS INSTRUMENT PREPARED BY:  
KAY K. RIDDLE  
CARANISS, JOHNSTON, GARDNER, DUMAS AND O'NEAL  
1900 First National-Southern Natural Bldg.  
Birmingham, Alabama 35203

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