

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 1736 Oxmoor Road, Birmingham, AL 35209

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 EIGHTY TWO 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

JAMES D. FORSTMAN and EDWINA G. FORSTMAN

(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 41, according to the survey of Quail Run, Phase II 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.
2. 35' building line as shown by recorded map.
3. 7.5' easement on north and rear as shown by recorded map.
4. Restrictions recorded in Misc. Volume 28, page 859 and Misc. Volume 29, page 15 in the Probate Office of Shelby County, Alabama.
5. Agreement to Alabama Power Company recorded in Misc. Volume 29, page 16 in said Probate Office.
6. Mineral and mining rights and rights incident thereto recorded in Volume 313, page 409 in said Probate Office.
7. Statutory rights of redemption outstanding under foreclosure deed dated October 20, 1981 recorded in deed Volume 335, page 912.

\$73,800.00 of the consideration recited above was paid from a mortgage executed 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 Sr. Vice President, W. Guy Warren who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of March 19 82.

ATTEST:

W. Kuth 1A

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DEED TO BE FILED

BIRMINGHAM TRUST NATIONAL BANK

A National Banking Association

By

W. GUY WARREN, Senior Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1982 APR -2 AM 8:27

See Mtg 419-471

the undersigned

W. Guy Warren

a Notary Public in and for said County in said

State, hereby certify that 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 26th day of March

Patricia H. Lloyd
Notary Public

My Commission Expires Dec. 11, 1982