

THIS DOCUMENT PREPARED BY:  
Terry Marcus, Real Estate Dept.  
Central Bank of the South  
P.O. Box 10566  
Birmingham, AL 35296

1384

SEND TAX NOTICE TO:  
Karen Francis  
606 Cahaba Manor Lane  
Pelham, AL 35124

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Fifty Thousand Nine Hundred and no/100 Dollars (\$50,900.00) and other good and valuable consideration in hand paid by KAREN FRANCIS (hereinafter referred to as "GRANTEE") to Central Bank of the South, an Alabama banking corporation, (hereinafter referred to as "GRANTOR"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate situated in Shelby County, Alabama:

Lot 4, according to the Survey of Cahaba Manor Townhomes, Third Addition, as recorded in Map Book 7, page 158, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for year 1982
2. Municipal assessments, if any, due Pelham.
3. Statutory right of redemption pursuant to that certain foreclosure deed as recorded in Volume 337, page 589, dated January 5, 1982. Said right to expire one year from date of foreclosure i.e. January 5, 1983.
4. Building line as shown by recorded map.
5. Mineral and mining rights and rights incident thereto recorded in Volume 321, page 470, in said Probate Office.
6. Any and all easements, encumbrances and/or restrictions of record.

\$48,355.00 of above recited consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officer effective the 16TH day of March, 1982.

ATTEST:

By: J. W. [Signature]

Its: [Signature]

CENTRAL BANK OF THE SOUTH

By: [Signature]

Its: 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 Mike Halter, whose name as Vice President of Central Bank of the South, an Alabama banking corporation, 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 above and foregoing instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 16th day of March, 1982.

Teresa Anne R. Marcus  
Notary Public

My Commission expires: 5-2-83

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

1982 APR -7 AM 9:29

Thomas A. [Signature]  
JUDGE OF PROBATE

Deed 3.00 Shelby 419-738  
Rec. 1.50  
Deed 1.00  
5.50