

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Wanda Franklin, Real Estate Department
Central Bank of the South
P. O. Box 10566
Birmingham, Alabama 35296

Central Bank of the South
P. O. Box 10566 MC#315
Birmingham, Alabama 35296

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of FIFTY-NINE THOUSAND, NINE HUNDRED and no/100-DOLLARS (\$59,900.00) and other good and valuable consideration in hand paid by Arville James Waugh and wife, Nicki C. Waugh (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, to-wit:

Lot 64, according to the Survey of Cahaba Manor Town Homes, First Addition, as recorded in Map Book 7, Page 57, in the Probate Office Of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for year 1982.
2. Municipal assessments, if any, due the City of 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.

\$56,900.00 of the above recited consideration was paid from a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officer effective this the 1st day of April, 1982.

ATTEST:

NOTARY PUBLIC, SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED

BY: John R. [Signature] 1982 APR -9 AM 9:58: Samuel E. Neilson, Jr.
Its Secretary Its Vice-President

Thomas A. [Signature]
JUDGE OF PROBATE

Deed 3.00
Rec. 1.50
Ind. 1.00
5.50
Sec. mtg. 419-784

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Samuel E. Neilson, Jr. whose name as Vice-President of CENTRAL BANK OF THE SOUTH, an Alabama Banking Corporation, 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 above and foregoing conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 1st day of April, 1982.

Wanda Franklin
NOTARY PUBLIC
My Commission Expires October 10, 1984

Central Bank of Birmingham

339 PAGE 139