

STATE OF ALABAMA)

COUNTY OF SHELBY)

382
WARRANTY DEED

Robert Harris
4809 Riverwood Place
Birmingham, Alabama 35243

19830113000005220 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/13/1983 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirteen Thousand Five Hundred Dollars (\$13,500.00) and other good and valuable considerations paid to The First National Bank of Birmingham, a national banking association (hereinafter called Grantor) by Robert Lloyd Harris and Janet Frew Harris (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 58, according to the survey of Southern Pines - Third Sector, as recorded in Map Book 7, page 162, in the Probate Office of Shelby County, Alabama.

BOOK 344 PAGE 581
This conveyance made subject to: (1) real estate ad valorem taxes for the tax year ending September 30, 1983; (2) 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; (3) building setback line of 40-feet reserved from Mark Trail as shown by plat; (4) public utility easements as shown by recorded plat, including irregular easement on West side of lot; (5) restrictions, covenants and conditions as set out in instrument recorded in Deed Book 304, page 592 and Misc. Book 32, page 129; (6) right-of-way granted to South Central Bell by instrument recorded in Deed Book 320, page 926. (When an instrument is referred to herein as recorded, it is recorded in the Probate Office of Shelby County, Alabama).

The Bank (Seller) makes no representations, warranties or covenants regarding: (a) the suitability or fitness of the above described real estate for any purpose or use, including, but not limited to, the placement and use of a septic tank, field lines and pipes, or (b) the condition of the soil and its capacity to percolate.

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.

IN WITNESS WHEREOF, The First National Bank of Birmingham has caused this instrument to be executed by its duly authorized corporate officer on this 11th day of January, 19 83.

ATTEST:

Thomas C. Foster
Its Real Estate Loan Officer

THE FIRST NATIONAL BANK OF BIRMINGHAM

BY: Raymond J. Reinhardsen
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. Reinhardsen 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 11th day of January, 19 83.

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

Connie Jane Kiser
Notary Public

Calhoun 7-132