

940
This instrument was prepared by:

Wanda Franklin, Real Estate Department
Central Bank of the South
P. O. Box 10566 (MC315-A)
Birmingham, Alabama 35296

SEND TAX NOTICE TO:

✓ Monroe H. Johnson, III & Louise A. Johnson
Rt. 1 Box 322-B
Sterrett, Alabama 35147

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of ONE THOUSAND, EIGHT HUNDRED AND NO/100 (\$1,800.00) DOLLARS and other good and valuable consideration in hand paid by MONROE H. JOHNSON, III AND WIFE, LOUISE A. JOHNSON, (hereinafter referred to as "GRANTEE") to CENTRAL BANK OF THE SOUTH, an Alabama Banking Corporation (hereinafter referred to as "GRANTOR") the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE, 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:

Commencing at the Northwest corner of Southwest Quarter of Southeast Quarter of Section 21, Township 18 South, Range 1 East, thence in a Southerly direction along the West line for 401.58 feet to point of beginning and thence run along same line 401.58 feet, turn 91 degrees 30 minutes to the left for a distance of 330 feet; thence turn 88 degrees 30 minutes to the left for a distance of 401.58 feet; thence 90 degrees 30 minutes to the left for a distance of 330 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to:

1. Statutory right of redemption pursuant to that certain foreclosure deed recorded in Book 343, Page 709, Shelby County, Alabama, dated November 16, 1982. Said right to expire one year from said date.
2. Ad valorem taxes for the year of 1983.

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, and to their successors and assigns forever.

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

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

ATTEST: 1983 JAN 27 PM 2:11

Rec'd - 200
Rec. 150
Encl. 100
450

CENTRAL BANK OF THE SOUTH

BY: John A. Neilson, Jr.
JUDGE OF PROBATE
Its Secretary

BY: Samuel E. Neilson, Jr.
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 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 date, that, being informed of the contents of this 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 16th day of December, 1982.

Monroe H. Johnson

Wanda U. Franklin