

STATE OF ALABAMA  
JEFFERSON COUNTY

7,500.00

75

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by, the Grantee herein, the receipt of which is hereby acknowledged, the undersigned, the First National Bank of Birmingham, a national banking association, a corporation organized and existing under the laws of the State of Alabama (hereinafter called the "Grantor") has granted, bargained and sold and does by these presents grant, bargain, sell and convey unto Gary D. Chapin and Bonnie Chapin, 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, (hereinafter called "Grantee"), the following described property situated in Shelby County, Alabama:

A tract of land in the Northeast Quarter of the Northwest Quarter of Section 29, Township 19 South, Range 1 East, more particularly described as follows:

Commencing at the Southwest corner of said forty acres and run East along the South line of said forty a distance of 194 feet, more or less, to the Southeast corner of the tract of land as described in Deed Book 144, Page 138, for point of beginning of tract herein described; thence continue East along the South line of said forty a distance of 135 feet, more or less, to the West line of land belonging to Oscar McEnerney and wife, as described in Deed Book 148, Page 422; thence North and parallel with the West line of said forty and along the West line of McEnerney land a distance of 400 feet to a point; thence West and parallel with South line of said forty, a distance of 135 feet; thence South and parallel with the West line of said forty a distance of 400 feet, more or less, to the point of beginning.

This conveyance is made subject to: unpaid taxes and assessments, if any, to any outstanding rights of redemption from foreclosure sale held January 17, 1983, a right of way to Alabama Power Co. as recorded in Deed Vol. 111, page 414, the terms and conditions of that certain mortgage to Real Estate Financing, Inc. as recorded in Mortgage Vol. 312, page 380 and assigned to Federal National Mortgage Association in Misc. Vol. 259, page 559, where there is an unpaid balance of \$5,976.40, taxes due October 1st next and parties in possession.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

WILLIAM H. HALBROOKS  
ATTORNEY AT LAW  
#1 INDEPENDENCE PLAZA • SUITE 820  
BIRMINGHAM, ALABAMA 35209

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TO HAVE AND TO HOLD the above-described property together with all rights and privileges incident or appurtenant thereto unto 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 First National Bank of Birmingham, a national banking association, has caused this conveyance to be executed in its name by its undersigned officer, this 22nd day of March, 1983.

THE FIRST NATIONAL BANK OF BIRMINGHAM

BY: *Richard H. Ferguson*

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name as Vice President, Real Estate of The First National Bank of Birmingham, 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 corporation.

Given under my hand and seal of office this 22nd day of March, 1983.

*William K. Halbrook*  
NOTARY PUBLIC

My commission expires:  
4-21-84

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
WAS FILED  
1983 MAR 28 AM 10:43  
*Thomas A. Shouse, Jr.*  
CLERK OF PROBATE

Deed TAX	7.50
Dee	8.00
Ind	1.00
	<u>11.50</u>