

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eighty Nine Thousand Dollars (\$89,000.00) and other good and valuable consideration paid to AmSouth Bank N.A. (formerly The First National Bank of Birmingham) a national banking association (hereinafter called Grantor) by Patrick A. Bruno (hereinafter called Grantee), the receipt of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama:

Lot 7, Block 7, according to the Survey of Kerry Downs, as recorded in Map Book 5, page 135, in the Probate Office of Shelby County, Alabama.

This conveyance made subject to: (1) real estate ad valorem taxes for the tax year ending September 30, 1983; (2) all rights of redemption arising out of or in connection with that deed in lieu of foreclosure of a mortgage on the above described real estate, which mortgage was executed by Herbert Spencer Glatzer and Jean Lynette Glatzer to The First National Bank of Birmingham, was recorded on February 22, 1980 in Real Volume 400, page 808 and was conveyed to the Grantor by a deed recorded in Book 342, page 509; (3) 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. (When an instrument is referred to herein as recorded, it is recorded in the Probate Office of Shelby County, Alabama).

TO HAVE AND TO HOLD, to the said Grantee, his heirs and assigns forever.

Seventy Nine Thousand Dollars of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously with the delivery of this deed.

The Grantor is not making any warranty, express or implied, in connection with the present or future use of the above described real estate or the house or other improvements located thereon; said real estate, house and improvements are being conveyed to the Grantee in their "as is" condition.

In witness whereof, AmSouth Bank N.A. has caused this instrument to be executed by its duly authorized corporate officer on this 31st day of March, 1983.

ATTEST:

AmSouth Bank N.A.

L. J. P. P.
Its Real Estate Operations Officer

BY: Raymond J. Reiphardsen
Its Vice President

STATE OF ALABAMA)

JEFFERSON COUNTY)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
IN Map Book 5, page 135
1983 APR -5 AM 8:59

Deed Tax 10.00
Rec 1.50
Ind 1.00
12.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Raymond J. Reiphardsen whose name as Vice President of AmSouth Bank N.A., 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 31st day of March, 1983

Notary Public, Alabama State at Large
My Comm. Expires December 1, 1985

Connie Jane Kiser
Notary Public
Larry D. Halcomb