

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifty-Seven Thousand Nine Hundred & no/100 Dollars (57,900.00) and other good and valuable considerations paid to AmSouth Bank N.A., (formerly The First National Bank of Birmingham) a national banking association (hereinafter called Grantor) by Jobe Belser (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 Jefferson County, Alabama:

Lot 27, according to the survey of Kingwood, as recorded in Map Book 6, page 40 in the Probate Office of Shelby County, Alabama.

Less and except that part more particularly described as follows:

Begin at the Southwest corner of Lot 27, thence in a Easterly direction along the South line of said Lot 27 a distance of 179.36 feet, thence 173°05' left in a Northwesterly direction a distance of 90.66 feet, thence 13°53' left in a Southwesterly direction 90.0 feet to the point of beginning.

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.

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

Fifty Four Thousand & no/100 Dollars (\$54,000.00) of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

THE GRANTOR is not making any warranty, express or implied, in connection with the present or future condition 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 29th day of July, 1983.

ATTEST:

William E. Belser
Its Senior Vice President

AMSOUTH BANK N.A.

BY:

Lynna K. Keady
Its Vice President

Courtney & Mason

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 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 29th day of July, 1983.

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

Prepared by: Connie Kiser
AmSouth Bank N.A.
P O Box 11007
Birmingham, Alabama 35288

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See pty. 434-579
1983 AUG -2 PM 4:54

Thomas A. Snowdon
CLERK OF PROBATE

Shelby - 400
Rec. 300
Ind. 100
800

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