

1166

STATE OF ALABAMA)
 SHELBY COUNTY)

DEED

In consideration of Five Thousand One Hundred Dollars (\$5,100.00) and other good and valuable considerations paid to AmSouth Bank N.A., a national banking association, formerly known as The First National Bank of Birmingham, (hereinafter called Grantor) by Alan L. Scott and wife, Denise M. Scott (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, subject to the express rights and reservations listed below, the following described real estate situated in Shelby County, Alabama:

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See property described in Exhibit A attached hereto.

This conveyance is 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, the foreclosure of mortgages on the above described real estate, which mortgages were executed by Thomas A. Chatham and wife Doris J. Chatham to Citizens Bank & Trust Company, Alabaster, Alabama, were recorded in Real Book 386 at Page 912 and Real Book 402 at Page 244 (said mortgages having been transferred to The First National Bank of Birmingham upon the merger of Citizens Bank into First National), and was foreclosed on December 13, 1982, said real estate was sold to the Grantor at said foreclosure sale and was conveyed to the Grantor by a deed recorded in Book 344, page 265; (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,

Harrison & Crowell

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 office of the Judge of Probate of Shelby County, Alabama).

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, subject to the express rights and reservations listed above.

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 Grantees 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 24th day of October, 1983.

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ATTEST:

Ronald L. Sims
Its: Associate Counsel

AMSOUTH BANK N.A.

By: J. Harold Perkins
J. Harold Perkins
Its Vice President

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. Harold Perkins, 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 24 Oct 83 day of October, 1983.

Ray Butler
Notary Public
NOTARY MUST AFFIX SEAL

This instrument prepared by:

Ronald L. Sims
AmSouth Bank N.A.
P. O. Box 11007
Birmingham, Alabama 35288



"EXHIBIT A"

Commence at the Northeast corner of the Northeast one-fourth of the Northwest one-fourth of Section 33, Township 19, South, Range 2 East, Shelby County, Alabama; thence proceed South 2° 48' 46" West for a distance of 834.5 feet to a point in the center of a ditch said point being located on the West right-of-way line of Alabama Highway No. 25 and the point beginning of said property. From this beginning point proceed South 1° 00' West along the West right-of-way line of said highway for a distance of 111.0 feet; thence proceed North 85° 48' West for a distance of 514.2 feet; thence proceed North 3° 37' West for a distance of 27.75 feet to a point in the center of a ditch; thence proceed North 70° 38' 56" East along the center of said ditch for a distance of 275.6 feet; thence proceed North 89° 23' 45" East along the center of said ditch for a distance of 179.34 feet; thence proceed South 58° 10' 56" East along the center of said ditch for a distance of 90.8 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northwest one-fourth of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 1.32 acres.

The above being a description of the same property as the property conveyed to Seller under foreclosure deed dated December 13, 1982 and recorded in Book 344, Page 265 in the Office of the Judge of Probate of Shelby County, Alabama.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 OCT 24 PM 3:41

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Jud Deed TAX 5.50
Rec 4.50
1.00

11.00