

Send Tax Notice to:

G. Alvon Dampier

22 Monte Tierra Trail

Montevallo, Alabama 35115

This Instrument Prepared by:

Jerry E. Held

SIROTE, PERMUTT, FRIEND, FRIEDMAN,

HELD & APOLINSKY, P.A.

2222 Arlington Avenue South

Birmingham, Alabama 35255

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Thousand and no/100 Dollars (\$5,000.00), the assumption of the hereinafter described mortgage, and other good and valuable considerations to the undersigned, THE COLONIAL BANK OF ALABAMA, N.A., a national banking association (herein referred to as "Grantor"), in hand paid by G. ALVON DAMPIER, JR. AND ELIZABETH P. DAMPIER (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell, and convey 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, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Lot 22, according to the Survey of Monte Tierra, as recorded in Map Book 5, page 114, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

1. Ad Valorem taxes due 10/1/84, which the Grantees herein assume and agree to pay.
2. 30' Building line as shown by recorded map.
3. 7.5' Easement on east and west and 5' easement on north as shown by recorded map.
4. Restrictions contained in Misc. Vol. 2, page 619, in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power Company recorded in Volume 112, page 456, and Volume 123, page 433, in said Probate Office.

6. That certain mortgage from Gerald G. Savage and Carol A. Savage to Robinson Mortgage Company, In., filed for record March 13, 1974, and recorded in Volume 337, page 659, in the Probate Office of Shelby County, Alabama, and assigned to Federal National Mortgage Association in Misc. Vol. 7, page 464, in said Probate Office.

7. Statutory rights of redemption pursuant to that certain foreclosure deed as recorded in Volume 345, page 497. Said rights to expire one year from date of foreclosure (i.e. March 3, 1984).

And the Grantor does for itself, its successors and assigns, covenant with the said Grantees, that it is lawfully seized of said premises in fee simple; that they are free from all encumbrances except as hereinabove stated; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall warrant and defend the same unto the said Grantees, their heirs and assigns forever, against the lawful claims of any and all persons.

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.

IN WITNESS WHEREOF, the said Grantor, THE COLONIAL BANK OF ALABAMA, N.A., a national banking association, by Mark Brinton, its Vice President, who is authorized to executed this conveyance, has hereto set its signature and seal on this the 1st day of November, 1983.

THE COLONIAL BANK OF ALABAMA, N.A.,
a national banking association

By:

Mark Brinton
Its Vice President

ATTEST:

By:

Its _____

(SEAL)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do certify that Mark Brinton, whose name as Vice President of THE COLONIAL BANK OF ALABAMA, 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 said 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 this the 1st day of November, 1983.


Notary Public

My Commission Expires: 1/25/86

MMQ:shc

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

1983 NOV -3 AM 8:14


JUDGE OF PROBATE

Deed	Tax	5.00
Rec		4.50
Ind		1.00
		<hr/>
		10.50