

(Name) Citicorp Person-to-Person Financial Center, Inc.
(Address) P. O. Box 36907, B'ham, AL 35236



P. O. BOX 24550
St. Louis, Missouri 63141

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-FIVE THOUSAND NINE HUNDRED AND NO/100 Dollars ----- (\$55,900.00)

to the undersigned grantor, Citicorp Person-to-Person Financial Center, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Gordon E. Engle and wife, Mary H. Engle

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit: Begin at the

NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 18 South, Range 1 East, thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210.00 feet, thence turn an angle of 89° 57' 45" to the right, and a distance of 240.00 feet, thence turn an angle of 90° 02' 15" to the right and run a distance of 210.00 feet to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence turn an angle of 89° 57' 45" to the right and run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 240.00 feet to the point of beginning. Subject to Shelby County Road Right-of-Way as shown. Situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama, Less and Except Road Right-of-Way.

This conveyance subject to the following conditions:

1. Ad Valorem taxes due 10/1/84, a lien but not yet due and payable.
2. Right of way granted to Shelby County, dated August 5, 1963, recorded in Deed Book 228, Page 288.
3. All rights outstanding by reason of statutory right of redemption from the foreclosure of that certain mortgage given by Robert C. Wallis and Glenda F. Wallis to Citicorp Person-To-Person Financial Center, Inc., recorded in Book 413, Page 998, in the Probate Office of Shelby County, Alabama; said foreclosure being evidenced by foreclosure deed to Citicorp Person-To-Person Financial Center, Inc. recorded in Deed Book 349, Page 262, in said Probate Office, dated August 17, 1983.

\$50,300.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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 to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its V. President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of January, 19 84.

ATTEST: Citicorp Person-to-Person Financial Center, Inc.

Mary D. O'Neil ASST. Secretary George Poland Vice President

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }

see Mtg 442-907
1984 FEB 22 AM 11:07
Rec. 600
150
100
850

I, Katherine L. Krum a Notary Public in and for said County in said State, hereby certify that whose name as Vice President of Citicorp Person-to-Person Financial Center, Inc., a corporation, 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 official seal, this the 25th day of January, 19 84.

Katherine L. Krum
Notary Public