

SEND TAX NOTICE TO:
Ludwick A. Kogoy
2648 Butte Wood Drive
Birmingham, AL 35243

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirty-two Thousand Nine Hundred Ninety-five & 09/100 Dollars (32,995.09) and the assumption of the hereinafter described mortgage paid to AmSouth Bank N.A., a national banking association (hereinafter called Grantor) by Ludwick A. Kogoy and Marianne Kogoy (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, the following described real estate situated in Shelby County, Alabama:

Lot 38, according to the Survey of Butte Woods Ranch* as recorded in Map Book 5, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama. *Addition to Altadena Valley Mineral and mining rights excepted.

This conveyance made subject to: (1) real estate ad valorem taxes for the tax year ending September 30, 1984; (2) all existing rights-of-way, encroachments, party walls, building restrictions, zoning laws and regulations, recorded and/or unrecorded easements, deficiencies in quantity of ground, overlaps, overhangs, and 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; (3) all rights of redemption by virtue of foreclosure deed recorded in Book 350, page 712 and dated October 12, 1983.

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.

AND AS FURTHER CONSIDERATION, the Grantees herein expressly assume and promise to pay that certain mortgage from Arnold A. Schumacher and wife, Mary Louise Schumacher to City Federal Savings and Loan Association recorded in Mortgage Book 365, page 572, Shelby County, Alabama according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Twenty Eight Thousand Seven Hundred Fifty Thousand & no/100 (\$28,750.00) Dollars of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously with the delivery of this deed.

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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 20th day of April, 1984.

ATTEST:

BY:

Thomas E. Gester
Its ASSISTANT VICE PRESIDENT

AmSouth Bank N.A.

BY:

William E. Coleman
Its Senior Vice President

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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said state, hereby certify that William E. Coleman, whose name as Senior 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 date 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 20th day of April, 1984.



Connie Jane Kiser
Notary Public

Notary Public, Alabama State at Large
My Commission Expires December 1, 1985
Bonded by St. Paul Fire & Marine Insurance Co.

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

1984 APR 26 AM 10:43

Wm E Coleman
JUDGE OF THE COURT

Deed Tax 4.50
Rec 3.00
Fees 1.00
8.50