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STATUTORY WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF JEFFERSON }

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Three Thousand Six Hundred Fifty Dollars and No/100 cash in hand paid to the undersigned grantor, CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, organized under the laws of the United States of America, by Ralph C. Taylor and Vivian C. Taylor, the receipt of which is hereby acknowledged and in the further consideration of the execution contemporaneously herewith, by the grantees herein of a purchase money mortgage in the principal amount of Sixty Eight Thousand Six Hundred Fifty and No/100, securing the unpaid balance of the purchase price of the hereinafter described property, the receipt of which consideration is hereby acknowledged, the said CITY FEDERAL SAVINGS AND LOAN ASSOCIATION has bargained and sold and does by these presents grant, bargain, sell and convey unto the said Ralph C. Taylor and Vivian C. Taylor as joint tenants with right of survivorship the following described real estate:

Lot 3, according to the Map and Survey of Countryside, as recorded in Map Book 7, Page 19, in the Probate Office of Shelby County, Alabama.

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situated in Shelby County, Alabama.

This instrument was prepared by
Anita Fortenberry
of City Federal Savings & Loan Association
2030 Second Avenue, N.W., Birmingham, Ala.

It is understood and agreed that the grantor acquired title to the above described property by purchase on September 13, 1983 at a foreclosure sale held under mortgage executed by James E. Stack and wife, Margaret V. Stack to said Association under date of August 1, 1978, which said mortgage is recorded in the office of the Judge of Probate of Shelby County, Alabama in Columbiana Record of Mortgages and which said foreclosure sale being evidenced by foreclosure deed to the grantor herein recorded in Book 349 Page 943 in said Judge of Probate Office, and this conveyance is expressly made subject to any and all rights of redemption, legal or equitable, arising out of said foreclosure sale, and is further subject to any and all outstanding taxes and assessments whether yet made final or not and subject to easements of record and zoning ordinances, if any.

TO HAVE AND TO HOLD unto the said Ralph C. Taylor and Vivian C. Taylor, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, except as hereinabove stated.

IN WITNESS WHEREOF, the said CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, has caused these presents to be executed by Flora Waid, duly authorized thereto, and attested by Melva E. Scroggins who affixed its corporate seal hereto, being duly authorized thereto, on this the 12th day of June, 1984

CITY FEDERAL SAVINGS AND LOAN ASSOCIATION

ATTEST:

Melva E. Scroggins
Assistant Secretary

By:

Flora Waid

Its Vice President

RETURN TO: CITY FEDERAL SVGS & LOAN ASSOCIATION
2030 2nd Avenue North
B'ham, Al. 35203

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Flora Waid, whose name as Vice President of CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 of office this 12th day of June, 1984.

Anita Joyce Shell
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 JUN 18 PM 12:54
Thomas H. Lawrence Jr.
JUDGE OF PROBATE

Deed TAX 4.00
Rec 3.00
Ind 1.00

8.00

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RETURN TO: LOAN #1-21387
CITY FEDERAL SVGS & LOAN ASSOC.
2030 2nd Avenue North
B'ham, AL. 35203