

STATE OF ALABAMA )

SHELBY COUNTY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seventy-nine thousand nine hundred and no/100 dollars ----- (\$ 79,900.00- - - ) and other good and valuable considerations paid to AmSouth Bank N.A., (formerly The First National Bank of Birmingham) a national banking association (hereinafter called Grantor) by Teresa Vastine Varner O'Neal (hereinafter called Grantee), the receipt of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, in Block 2, according to the Map and Survey of Gross' Addition to Altadena South, 2nd Phase of 1st Sector, as recorded in Map Book 6, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama.

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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, deficiency in quantity of ground, 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, (3) all rights of redemption by virtue of Auctioneer's deed dated November 1, 1983 and recorded in Real Volume 351 Page 221 in Shelby County Probate Office. Also subject to mineral and mining rights, privileges and immunities relating thereto as set out in Volume 4, page 376, and Volume 5, page 356, in said Probate Office.

TO HAVE AND TO HOLD, to the Grantee, her heirs and assigns forever.

Sixty-nine thousand nine hundred and no/100 dollars-----  
 ----- Dollars (\$ 69,900.00 ) of the purchase price recited above was paid from the proceeds of ~~a mortgage loan~~ <sup>two purchase money mortgages</sup> closed simultaneously with the delivery of this deed.

*Dominick Fletcher*

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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 30th day of August, 19 84.

ATTEST: Wayman L. Finley  
Its Real Estate Loan Officer

AMSOUTH BANK N.A.  
BY: Raymond J. Reinhardsen  
Its Vice President

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Raymond J. Reinhardsen 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 30th day of August, 1984.

Cornelia 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:  
AmSouth Bank N.A.  
P O Box 11007  
Birmingham, Alabama 35288  
James W. Goodson

STATE OF ALABAMA JUDICIAL CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1984 SEP -7 AM 9:22  
see M 414-1-417  
JUDGE OF PROBATE

RECORDING FEES	
Mortgage Tax	\$ 10.00
Deed Tax	
Mineral Tax	5.00
Recording Fee	1.00
Index Fee	
TOTAL	\$ 16.00