

\$150,000.00 of below recited consideration was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALABAMA)
SHELBY COUNTY)

456

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred and Fifty Five Thousand Dollars (\$155,000.00) to the undersigned grantor, The First National Bank of Russellville, A National Banking Association, in hand paid by Donnie F. Tucker and Mary J. Tucker, husband and wife, receipt whereof is acknowledged, The First National Bank of Russellville, A National Banking Association does hereby grant, bargain, sell and convey unto the said Donnie F. Tucker and Mary J. Tucker, husband and wife, as joint tenants with right of survivorship, together with every contingent remainder and right of reversion the following described property in Shelby County, Alabama, to-wit:

All that part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 19 South, Range 3 West, lying East of the Old Birmingham-Montgomery Highway. Situated in Shelby County, Alabama, this land also being described as Lots 22-28 as shown on the plat of the David Owens property prepared by Allen Whitley of Pelham, Alabama. This being the same property acquired by The First National Bank of Russellville by foreclosure deed dated January 18, 1984, which is for file for record in the office of the Probate Judge of Shelby County, Alabama, and recorded in Deed Book 352, page 900.

To Have and To Hold to the said Donnie F. Tucker and Mary J. Tucker as joint tenants with right of survivorship, their heirs and assigns forever; together with every contingent remainder and right of reversion. 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 will take as tenants in common.

This conveyance being subject to the statutory right of redemption by those persons entitled to redeem from mortgage foreclosure under the laws of the State of Alabama.

Central Bank of the South

BOOK 011 PAGE 241

In Witness Whereof, The First National Bank of Russellville, a National Banking Association, has caused this instrument to be executed by Donald S. McNeil, its President, and his signature attested and the seal of the corporation affixed by Evelyn Martin, its Cashier, on this 19th day of September, 1984.



THE FIRST NATIONAL BANK OF RUSSELLVILLE

By: *Donald S. McNeil*
Its President

Evelyn Martin
Its Cashier

STATE OF ALABAMA)
FRANKLIN COUNTY)

I, the undersigned, a Notary Public in and for said County and said State hereby certify that ^{DONALD}~~Sherrill~~ S. McNeil and Evelyn Martin, whose names as President and Cashier respectively of The First National Bank of Russellville, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said banking association.

Give under my hand and seal this 19th day of September,



Melba C. Hargett
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED

BY William M. Bouldin
GUM, BOULDIN, & ALEXANDER
ATTORNEYS
P. O. BOX 940
RUSSELLVILLE, ALABAMA 35653

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

1984 DEC 11 AM 8:08

Thomas W. Bouldin Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>5.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>11.00</u>