

This instrument was prepared by Dan G. Bradley on behalf of the trust account administered by AmSouth Bank, National Association, P. O. Box 11426, Birmingham, Alabama 35202

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash in hand paid by Verex Assurance, Inc. to AmSouth Bank, National Association (formerly The First National Bank of Birmingham), as Trustee under a certain Trust Indenture dated as of December 1, 1981 with Alabama Housing Finance Authority (hereinafter called Grantor), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Verex Assurance, Inc. (hereinafter called Grantee), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to wit:

A parcel of land located in the southwest 1/4 of the Southeast 1/4 of Section 17, Township 20 South, Range 2 West; Shelby County, Alabama more particularly described as follows: Commence at the most Southerly corner of Lot 37 of Deer Springs Estates, Third Sector, as recorded in Map Book 6, page 5, in the Office of the Judge of Probate of Shelby County, Alabama, thence in Southwesterly direction, along the Northwesterly right of way line of Houston Drive (Extended), a distance of 219.93 feet, thence 77°40'58" right, in a Northwesterly direction, a distance of 210.44 feet, thence 77°49'03" left; in a Southwesterly direction a distance of 100.00 feet to the point of beginning; thence continue along last described course a distance of 224.96 feet, thence 87°59'14" left, in a Southeasterly direction, a distance of 229.56 feet to the center line of a 30-foot wide Easement for a roadway, thence 86°42'30" left in a Northeasterly direction, along said center line, a distance of 176.50 feet thence 15°24'09" right, in a Northeasterly direction, along said center line a distance of 61.24 feet, thence 110°42'25" left, in a Northwesterly direction a distance of 267.38 feet to the point of beginning.

SUBJECT, HOWEVER, to all statutory rights to redeem said real property from a foreclosure sale thereof held on the 6th day of April, 1984 pursuant to the power of sale contained in that certain mortgage recorded in Real Property Book 422, Page 673 of the Probate Court records of Shelby County, Alabama.

Easement for ingress and egress as recorded in Vol. 324, page 797, in said Probate Office. Mineral and mining rights and right incident thereto recorded in Vol. 337, page 508, in said Probate Office.

It is specifically understood and agreed that the Grantor has executed this conveyance subject to:

1. Ad Valorem taxes due and payable October 1, 1984 and October 1, 1985 which the Grantee herein agrees to assume and pay.
2. Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property.

TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns forever.

This instrument is executed without warranty or representation of any kind on part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

✓ *Carley Boncus*
Frank Bynum

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This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in their individual or corporate capacities, and the undersigned expressly limit their liability hereunder to the property now or hereafter held by them in the representative capacity named.

IN WITNESS WHEREOF, AmSouth Bank, National Association, as Trustee under a certain Trust Indenture dated December 1, 1981 with Alabama Housing Finance Authority, has caused these presents to be executed in its name on its behalf and in its capacity, as Trustee, as aforesaid, on this the 21st day of January, 1985.

ATTEST:

BY:

Dan G. Bradley
TRUST MORTGAGE OFFICER

AmSouth Bank, National Association, as
Trustee under a certain Trust Indenture
dated December 1, 1981, with Alabama
Housing Finance Authority

BY:

[Signature]
VICE PRESIDENT AND TRUST REAL ESTATE
OFFICER

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that D. A. Ferguson and Dan G. Bradley whose names as Vice President and Trust Real Estate Officer and Trust Mortgage Officer, respectively, of AmSouth Bank, National Association, as Trustee under a certain Trust Indenture dated December 1, 1981 with Alabama Housing Finance Authority 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 said conveyance, they as such officers and with authority, executed the same voluntarily for and as the act of said association, acting in its capacity, as Trustee, as aforesaid.

Given under my hand and official seal this 21st day of January, 1985.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-9-88

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

1985 MAY -8 AM 11:19

[Signature]
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>.50</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>6.50</u>

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