

Send Tax Notice To:

Thomas J. Laughlin
5132 Kirkwall Lane
Birmingham, AL 35243

This instrument was prepared by:

Frank K. Bynum
2100 16th Avenue South
Birmingham, Alabama 35205

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENT,

That in consideration of One Hundred Twenty Thousand Five Hundred and no/100 Dollars (\$120,500.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledges, we, AmSouth Bank, N.A. (herein referred to as grantor) does grant, bargain, sell and convey unto Thomas J. Laughlin and Darline B. Laughlin (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 11, Block 1, according to the Survey of Kirkwall, as recorded in Map Book 6, Page 152 A and B, in the Probate Office of Shelby County, Alabama. Mining and mineral rights excepted.

Subject to:

1. Taxes due in the year 1985 which are a lien but not due and payable until October 1st, 1985.
2. 10' Easement on north, south and west as shown by recorded map.
3. Right of way to Alabama Power Company recorded in Volume 307, page 423, in the Probate Office of Shelby County, Alabama.
4. Restrictions recorded in Volume 20, page 159 and Volume 20, page 629, in said Probate Office.
5. Agreement with Alabama Power Company recorded in Volume 20, page 626, in said Probate Office.

\$114,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

BOOK 034 PAGE 46

Carley Duncan

6. Statutory rights of redemption arising from that certain foreclosure deed recorded in Real Volume 27, page 264. Said rights to expire one year from date of foreclosure.

TO HAVE AND TO HOLD unto the said Grantees 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, by its Vice President and Trust Real Estate Officer, D.A. Ferguson who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of July, 1985.

AMSOUTH BANK, N.A.

By: D.A. Ferguson
D.A. Ferguson
Vice President and
Trust Real Estate Officer

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Frank K. Bynum, a Notary Public in and for said County in said State, hereby certify that D.A. Ferguson, whose name as Vice President and Trust Real Estate Officer of AmSouth Bank, N.A., a national association, 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 national association.

Given under my hand and official seal, this 9th day of July, 1985.

Frank K. Bynum
Notary Public

STATE OF ALA. NOTARY CO.
1 CENTURY TRUS
INSTRUMENT

1985 JUL 15 AM 11:06

Thomas J. Bynum
JUDGE OF THE COURT

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		6.50
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	12.50