

SMITH, MICHAEL R.
FSF #0954-42296

925

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.

500.02

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 Properties, Inc. to AMSOUTH BANK, National Association (formerly The First National Bank of Birmingham) as Trustee under a certain Trust Indenture dated 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 Properties, Inc. (hereinafter called Grantee), the following described real estate lying and being situated in Shelby County, Alabama to-wit:

Begin at the point where the North line of the SE 1/4 of the SW 1/4 of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, crosses the East line of the Birmingham-Montevallo Highway; thence South 10 deg. West along said East line 804.0 feet to the point of beginning; thence North 87 deg. East 265.0 feet; thence North 10 deg. East 155.0 feet; thence South 87 deg. West 265.0 feet; thence South 10 deg. West 155.0 feet to the point of beginning; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT, HOWEVER, to all statutory rights to redeem said real property from a foreclosure sale thereof held on the 21st day of November, 1985 pursuant to the power of sale contained in that certain mortgage recorded in Real Property Book 421, Page 31 of the Probate Court records of Shelby County, Alabama.

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

1. Ad Valorem taxes due and payable October 1, 1986, 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.

Corey Mancus

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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.

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 its individual or corporate capacities, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it 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 and on its behalf and in its capacity as Trustee as aforesaid, on this 10th day of March, 1986.

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

ATTEST:

BY: Dan G. Bradley BY: C. W. Scott, Jr.
TRUST MORTGAGE OFFICER 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 C. W. Scott, Jr. 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 on the contents of said conveyance, they as such officers and with full 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 10th day of March, 1986.

Sherry H. Scroggs
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-9-89

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 MAR 18 AM 10:31
Thomas H. ...
JUDGE OF COURSE

1. Deed Tax \$ 50
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.50

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