

SEND TAX NOTICE TO:
Carol R. Grubis
3303 Culloden Way
Birmingham, AL 35243

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Five Thousand Four Hundred Sixty Five and 00/100--DOLLARS,

to the undersigned grantor, The Colonial Bank of Alabama a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Carol R. Grubis

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 24, Block 10, according to the map and survey of Kerry Downs, a subdivision of Inverness, as recorded in Map Book 5, page 135-136, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, agreements, mineral and mining rights, and rights of way of record.

Subject to statutory right of redemption under foreclosure deed recorded in Volume 48, page 912, in the Probate Office of Shelby County, Alabama.

\$84,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

~~And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it, said GRANTOR, and its successors and assigns shall, defend and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.~~

IN WITNESS WHEREOF, the said GRANTOR by its Assistant Real Estate Loan Officer who is authorized to execute this conveyance, hereto set its signature and seal,

this the 2nd day of April, 19 86

ATTEST:
1. Deed Tax \$ 21.50
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
25.00

STATE OF ALABAMA, Shelby CO. The Colonial Bank of Alabama
I CERTIFY THIS INSTRUMENT WAS FILED

By Richard P. Humphrey
Assistant Real Estate Loan Officer

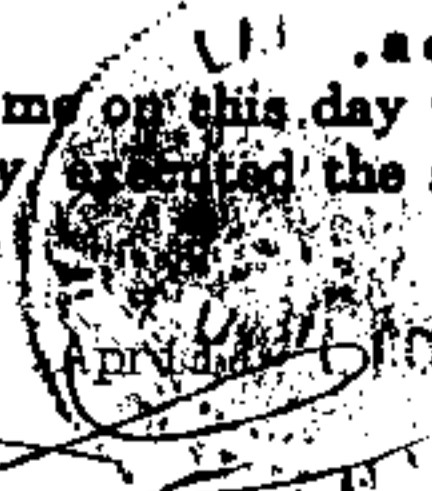
STATE OF Alabama
COUNTY OF Jefferson
I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that RICHARD P. HUMPHREY II
Asst. Real Estate Loan Officer

whose name as President of The Colonial Bank of Alabama, a corporation, 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 corporation.

Given under my hand and official seal, this the 2nd day of April, 19 86



Notary Public
MY COMMISSION EXPIRES NOVEMBER 1989