STATE OF ALABAMA)

SHELBY COUNTY)

893

REDEMPTION DEED

WHEREAS, Gordon Trammell and wife, Angela Diane Trammell, did heretofore under date of July 3, 1981, execute a second mortgage on the hereinafter described property to First Alabama Bank of Birmingham, and did heretofore under date of February 25, 1983, execute an accommodation mortgage on the hereinafter described property, said mortgages payable to First Alabama Bank of Birmingham; and

WHEREAS, default was made in the payments secured by said mortgages; and

WHEREAS, under the terms of said mortgages, said property was duly and legally sold at foreclosure sale on the 21st day of October, 1985, at which sale the said First Alabama Bank, an Alabama banking corporation (formerly First Alabama Bank of Birmingham), became the purchaser of said property; and

WHEREAS, on November 22, 1985, First Alabama Bank did satisfy the first mortgage lien of City Federal Savings and Loan Association on said property by paying the sum of $33,103.38; and

WHEREAS, the fourth mortgagee, Kenneth Garrett, is desirous of redeeming said property from said foreclosure sale and has offered to pay a redemption price therefor;

NOW, THEREFORE, in consideration of the premises and in consideration of the sum of $163,170.88 in hand paid by Kenneth Garrett and wife, Jimmie Lou Garrett, to the said First Alabama Bank, First Alabama Bank does hereby grant, bargain, sell and convey unto the said Kenneth Garrett and wife, Jimmie Lou Garrett, all of its right, title, and interest acquired at the above said foreclosure sale in and to the following described real estate located in Shelby County, Alabama, to-wit:

Estate 26, according to the Map and Survey of Wildwood Park, Residential Estates, as recorded in Map Book 5, Page 78, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD said property unto the said Kenneth Garrett and wife, Jimmie Lou Garrett, their successors and assigns forever.

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CORRETTI & NEWSOM
ATTORNEYS AT LAW
1804 7TH AVENUE NORTH
BIRMINGHAM, ALABAMA 35203

First Alabama Bank, an Alabama Banking Corporation, does for itself, covenant with said Kenneth Garrett and wife, Jimmie Lou Garrett, their successors and assigns, that it has created no liens on said property since the purchase of the property at the foreclosure sale on October 21, 1985. Said property, however, is subject to the statutory rights of redemption as provided in § 6-5-234, Code of Alabama, 1975 and any unpaid ad valorem taxes, if any.

IN WITNESS WHEREOF, the said First Alabama Bank, an Alabama Banking Corporation, has hereunto affixed the seal of said corporation and caused these presents to be executed by and through its Vice President, Charles Watkins, and attested by its Assistant Secretary, Kathy L. Young, on this 23rd day of April, 1986.

FIRST ALABAMA BANK
an Alabama Banking Corporation

ATTEST:

Kathy L. Young
Assistant Secretary

By: Charles Watkins
Its: Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

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I, the undersigned authority, a notary public, in and for said county, in said state, hereby certify that Charles Watkins, whose name as Vice President of First Alabama Bank, an Alabama Banking 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 on the day the same bears date and for and as the act of said corporation.

Given under my hand and seal of office this 23rd day of April, 1986.

Judith Jenelle Golden
Notary Public

NOTARY PUBLIC JUDITH JENELLE GOLDEN
MY COMMISSION EXPIRES SEPTEMBER 20, 1989

THIS INSTRUMENT WAS PREPARED BY:
RICHARD P. CARMODY
LANGE, SIMPSON, ROBINSON & SOMERVILLE
1700 First Alabama Bank Building
Birmingham, Alabama 35203
Telephone: (205) 250-5000

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

1986 MAY 14 AM 10:28

JUDGE OF PROBATE

1. Deed Tax	$ 169.50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	169.50