

WARRANTY DEED

(Corporation - Survivorship)

STATE OF ~~ALABAMA~~ GEORGIA)
FULTON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Sixty-Seven Thousand Five Hundred (\$67,500.00) and No/100 Dollars to the undersigned grantor SouthTrust Bank of Alabama, N.A., ~~corporation~~, in hand paid by Daryl B. McIntosh and Cynthia B. McIntosh the receipt whereof is acknowledged, the said SouthTrust Bank of Alabama, N.A. ~~corporation~~, does by these presents, grant, bargain, sell and convey unto the said Daryl B. McIntosh and Cynthia B. McIntosh as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 295, according to the Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, page 50 in the Probate Office of Shelby County, Alabama.

Subject to the following:

- (1) Advalorem taxes for the year 1986.
- (2) Agreement recorded in Misc. Volume 32, page 763 in the Probate Office of Shelby County, Alabama.
- (3) Agreement with Alabama Power Company recorded in Misc. Volume 25, page 742 in said Probate Office.
- (4) Restrictions recorded in Misc. Volume 24, page 886, Misc. Volume 24, page 890 and Misc. Volume 25, page 747 in said Probate Office.

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\$54,000.00 of the purchase price was paid from a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD said property unto the said Daryl B. McIntosh and Cynthia B. McIntosh 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said SouthTrust Bank of Alabama, N.A. ~~corporation~~, does for itself, its successors and assigns,

Richard McCall

covenant with said Daryl B. McIntosh and Cynthia B. McIntosh, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except current ad valorem taxes, and the Statutory Right of Redemption outstanding pursuant to foreclosure deed recorded in Real 55, page 116 in Probate Office of Shelby County, A that it has a good right to sell and convey the same as afore-said, and that it will, and its successors and assigns shall warrant and defend the same to the said Daryl B. McIntosh and Cynthia B. McIntosh, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, on this the _____ day of August, 19 86, the said SouthTrust Bank of Alabama, N.A.

a corporation, has caused these presents to be executed by its ~~President~~, who is duly authorized thereto, and the corporate seal to be affixed thereto

SOUTHTRUST BANK OF ALABAMA, N.A.
BY FEDERAL HOME LOAN MORTGAGE CORPORATION, ITS ATTORNEY-IN-FACT

By Jerry J. Brooks
~~President~~
Regional Director Loan Servicing

STATE OF GEORGIA
COUNTY OF FULTON

I, the undersigned authority, a Notary Public in and for said County in said State hereby certify that

Jerry J. Brooks whose name, as _____ Regional Director Loan Servicing of the FEDERAL HOME LOAN MORTGAGE CORPORATION a corporation, signed to the foregoing conveyance, and who are 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 20TH day of August, 19 86.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1986 AUG 25 PM 2:20

Regina D. Murphy
Notary Public
Notary Public, Georgia, State of Large
My Commission Expires June 8, 1990

Thomas B. ...
JUDGE OF PROBATE

1. Deed Tax \$ 13.50
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 19.50

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TO

PRITCHARD, MCCALL & JONES
Attorneys

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