

32764
Shelby

3243

This instrument was prepared by
John E. Beasley on behalf of
AmSouth Bank National Association
P. O. Box 11007
Birmingham, Alabama 35288

STATE OF ALABAMA)
SHELBY COUNTY)

15,000⁰⁰

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid to AMSOUTH BANK NATIONAL ASSOCIATION, (formerly the First National Bank of Birmingham), a national banking association (hereinafter called "Grantor"), by Hossein M. Yazdi (hereinafter called "Grantee"), the receipt of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 10, Block 2, according to the Survey of Kirkwall, a Subdivision of Inverness, as recorded in Map Book 6, Page 152, in the Office of the Judge of Probate, Shelby County, Alabama.

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

1. Ad Valorem taxes for the year 1987 which said taxes are not due and payable until October 1, 1987.
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 of record or not of record, if any, which would be disclosed by an inspection and survey of the property.
3. Coal, oil, gas and other mineral interests and mining rights incident thereto, in, to, or under the land not owned by AmSouth Bank N.A.

Purchase price recited above was paid from mortgage closed simultaneously herewith.
TO HAVE AND TO HOLD, to the Grantee, his successors and assigns forever.

IN WITNESS WHEREOF, AMSOUTH BANK National Association have caused this instrument to be executed by its duly authorized corporate officer on this 26th day of March, 1987.

AMSOUTH BANK National Association

ATTEST:

BY: Henry A. Long Jr
ITS: SENIOR VICE PRESIDENT

BY: Janine Swank
ITS: Property Officer

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STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Henry A. Long, Jr. and Jeannie Knowles whose names as Senior Vice President and Properties Officer, respectively, of AmSouth Bank National Association, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, 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 26th day of March, 1987.

Patricia E. Brown

Notary Public
My Commission Expires: 7-17-1988



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

1987 APR 30 PM 2:37

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	<u> </u>
2. Mtg. Tax		<u> </u>
3. Recording Fee		<u>5.00</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>6.00</u>

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