

581

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Eleven Thousand Five Hundred and no/100 Dollars (\$11,500.00) to the undersigned grantor the SouthTrust Bank of Alabama, National Association, formerly known as Birmingham Trust National Bank, in hand paid by Milford Stumpf and Ralph A. Pearce, the receipt whereof is acknowledged, the said SouthTrust Bank of Alabama, National Association, does grant, bargain, sell and convey unto the said Milford Stumpf and Ralph A. Pearce the following described real estate situated in Shelby County, Alabama, to-wit:

From the Northeast corner of Section 2, Township 21 South, Range 3 West, go West along the section line 864.90 feet to the East right-of-way line of the L & N Railroad's Northbound track; thence left 83 deg. 04 min. 34 sec. and Southerly along the East right-of-way of said railroad 549.57 feet to an iron for a point of beginning; thence left 98 deg. 01 min. 47 sec. along a line midway between buildings occupied by Walker Store and Stone Art Construction Company, a distance of 98.95 feet to the Westerly right-of-way line of Highway 31; thence right an angle of 90 deg. 12 min. 28 sec. and southerly along Westerly road right-of-way line a distance of 29.50 feet to the Northeast corner of Lot number 17 of the Buck Creek Cotton Mill subdivision as recorded in the Office of the Judge of Probate, Shelby County, Alabama, Map Book 3 Page 9; then right an angle of 87 deg. 21 min 00 sec. and along the North line of said Lot 17 a distance of 97.05 feet to an iron on the Easterly right-of-way of said L & N Railroad; thence right an angle of 89 deg. 14 min 01 sec. and Northerly along the East right-of-way of said L & N Railroad a distance of 33.69 feet to the point of beginning; lying in the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 21 South, Range 3 West, in the City of Alabaster, Shelby County, Alabama.

This conveyance is subject to the statutory right of redemption on the part of those entitled to redeem from the foreclosure sale on June 12, 1987, as provided by the Laws of the State of Alabama.

Subject to advalorem taxes for the year 1988.

To have and to hold the said above described property unto the said parties of the second part, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto their heirs and assigns forever.

In witness Whereof the said Grantor, by It's Senior Vice President, who is authorized to execute this conveyance has hereunto set It's signature and seal this the 5th day of November, 1987.

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

1987 NOV -9 PM 2:59 BY:

SouthTrust Bank of Alabama, National Association

It's

John C. Kirby

Senior Vice President

STATE OF ALABAMA)

JEFFERSON COUNTY)

Judge of Probate

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John C. Kirby, whose name as Senior Vice President of SouthTrust Bank of Alabama, National Association, 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 5th day of November, 1987.

1. Deed Tax \$ 11.50
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 15.00

Notary Public

Commission expires: December 26, 1987

P.O. Box 19486

Shelby, AL 35219

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