

1125

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA )

JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Sixty-Eight Thousand Four Hundred Fifty and No/100-----(\$68,450.00)Dollars to the undersigned grantor, Alabama Federal Savings and Loan Association, a corporation, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Alabama Federal Savings and Loan Association does grant, bargain, sell and convey unto David Strevel and wife, Sherry Strevel (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 6, according to the Survey of Scottsdale, Second Addition, as recorded in Map Book 7, Page 118, in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. General and special taxes for the current year and subsequent years.
2. 35 foot building line as shown by recorded map.
3. 10 foot easement on North and 7.5 foot easement on East as shown by recorded Map.
4. Right of way to South Central Bell as recorded in Volume 320, Page 891 and Volume 318, Page 4 in the Probate Office of Shelby County, Alabama.
5. Restrictions appearing of record in Misc. Volume 29, Page 229, in the Probate Office of Shelby County, Alabama.

The above described property was acquired by the grantor herein by foreclosure of that certain mortgage dated the 25th day of June, 1986, executed by Thomas Huett and wife, Pamela Huett to South States Mortgage Corporation, said mortgage appearing of record in Real Volume 079, Page 436, Probate Records of Shelby County, Alabama; whereas, the above described mortgage was subsequently transferred to Alabama Federal Savings and Loan Association by instrument appearing at Book 079, Page 440, Probate Records of Shelby County, Alabama; said foreclosure taking place on the 21st day of December, 1987, and appearing of record in Real Volume 165, Page 112, Probate Records of Shelby County, Alabama, and the above described property is conveyed subject to any and all rights of redemption now outstanding as a result of said foreclosure sale. \$61,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, on this the 14 day of January, 1988, the said Alabama Federal Savings and Loan Association, a corporation, has caused these presents to be executed by Edwin I. Gardner its Executive Vice President, who is duly authorized thereto, and the corporate seal to be affixed thereto.

I CERTIFY THIS INSTRUMENT WAS FILED BY

Edwin I. Gardner  
Executive Vice President

88 JAN 18 AM 9:03

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

Judge of Probate

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Edwin I. Gardner whose name, as Executive Vice President of Alabama Federal Savings and Loan Association, 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 14th day of January, 1988.

1. Deed Tax \$ 7.00

2. Int. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

Sherry A. Brundage  
Notary Public

MY COMMISSION EXPIRES JUNE 2, 1990