

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED TWO THOUSAND AND NO/100 (\$102,000.00), in hand paid to the undersigned grantor, BANCOSTON MORTGAGE CORPORATION, FORMERLY MORTGAGE CORPORATION OF THE SOUTH, a corporation (herein referred to as "Grantor") by EDWIN BOYD BREWER, JR. and wife, DIANA DILLARD BREWER, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantees, for and during their joint lives and upon the death of either of them, to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the real estate situated in Shelby County, Alabama described as follows:

Lot 10, according to the Survey of Valley Brook Subdivision as recorded in Map Book 10, Page 56 in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

(1) Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded and/or unrecorded easements, deficiency in quality of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property;

(2) Ad valorem taxes due in the year 1988, a lien but not yet payable;

(3) Outstanding statutory right of redemption, expiring December 21, 1988;

(4) 50' Building line as shown by recorded Map;

(5) Right of way to Alabama Power Company in Real 99, Page 569 in the Probate Office of Shelby County, Alabama;

(6) Mineral and mining rights and rights incident thereto as excepted in Volume 336, Page 699 in the Probate Office of Shelby County, Alabama.

(7) Restrictions as recorded in Real 104, Page 971 and Real 106, Page 528 in the Probate Office of Shelby County, Alabama.

(8) Agreement with Alabama Power Company as recorded in Real 106, Page 525 in the Probate Office of Shelby County, Alabama.

\$96,900.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Larry Halcomb

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TO HAVE AND TO HOLD to said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, and the Grantor, for itself, its successors and assigns, does hereby covenant with the said Grantees, their heirs and assigns, that the property is free and clear from all encumbrances whatsoever, and that said Grantor will forever warrant and defend the same with the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said BANCOSTON MORTGAGE CORPORATION by Lynne J. Roberson, who is authorized to execute this conveyance, has hereunto set its signature and seal, this 26th day of February, 1988.

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STATE OF ALA. SHELLEY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 FEB 29 AM 11:39

Thomas P. Shumaker Jr.
JUDGE OF PROBATE

BANCOSTON MORTGAGE CORPORATION,
FORMERLY MORTGAGE CORPORATION
OF THE SOUTH

By: *Lynne J. Roberson*

Its: Vice President

1. Deed Tax \$ 5.50
2. Mig. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00

STATE OF ALABAMA

TOTAL 11.50

COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Lynne J. Roberson whose name as Vice President of BANCOSTON MORTGAGE CORPORATION, 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, (s)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 February, 1988.

Louis L. Sellers
Notary Public

My commission expires: MY COMMISSION EXPIRES OCTOBER 17, 1988

This instrument was prepared by Lynne J. Roberson, BancBoston Mortgage Corporation, 2119 Sixth Avenue North, Birmingham, Alabama 35203.