

994

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

\$500.00

KNOW ALL MEN BY THESE PRESENTS that, in consideration of the desire of the undersigned grantor William J. Cabaniss (the "Grantor"), a married man, to contribute to the accomplishment of the charitable purposes of The Greater Birmingham Foundation, the Grantor does by these presents grant, bargain, sell and convey unto AmSouth Bank, N.A., as trustee for The Greater Birmingham Foundation according to the Resolution and Declaration of Trust of The Greater Birmingham Foundation as presently in effect and as amended from time to time hereafter (and in that capacity herein called the "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

BOOK 175 PAGE 360

Lot 120A according to the amended map of Shoal Creek Subdivision, as recorded in Map Book 7, Page 20, in the office of the Judge of Probate of Shelby County, Alabama, together with and also subject to (1) all rights, privileges, duties and obligations as set out in the Declaration of Covenants, Conditions, and Restrictions pertaining to the said Shoal Creek Subdivision, filed for record by Thompson Realty Co., Inc. and the Articles of Incorporation and ByLaws of Shoal Creek Association, Inc., as recorded in Real Volume 19, Page 861, in the office of the Judge of Probate of Shelby County, Alabama; (2) ad valorem taxes for the current year; (3) mineral and mining rights owned by any person or persons, corporation or corporations, other than the Grantor; (4) easements and restrictions set forth on the map of Shoal Creek Subdivision referred to hereinabove; and (5) other easements and restrictions of record.

TO HAVE AND TO HOLD UNTO THE SAID Grantee as trustee as aforesaid, its successors and assigns, forever.

And the Grantor does for himself, his heirs, executors, and administrators, covenant with the said Grantee as trustee as aforesaid, its successors and assigns, that he is lawfully seized in fee simple of the said premises, that they are free from all encumbrances except those noted above, that he has a good right to sell and convey the same as aforesaid, and that he will, and that his heirs, executors, and administrators shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

R.B. Lanworth
1400 Park Plaza Tower
Bham 35203

The property conveyed herein constitutes no part of the homestead of the Grantor.

IN WITNESS WHEREOF, the Grantor has signed his name and affixed his seal on this 29th day of December, 1987.

William J. Cabaniss

William J. Cabaniss ("Grantor")

(LS) LS

The State of Alabama
Jefferson County

I, the undersigned Donna T. Wharton, a notary public in and for the said County and State, hereby certify that William J. Cabaniss, whose name is signed to the foregoing warranty deed as Grantor thereof, and who is known to me, acknowledged before me that, being informed of the contents of the said warranty deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of December, A.D. 1987.

Donna T. Wharton
Notary public

(Notarial Seal)
[Notarial Seal]

My commission expires 12/29/89

✓ This document prepared by
R. B. Donworth, Jr.
1400 Park Place Tower
Birmingham, AL 35203

1. Deed Tax	\$ <u>50</u>
2. Mtg. Tax	<u>500</u>
3. Recording Fee	<u>100</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>650</u>

STATE OF ALA. SHELLED
I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAR 14 AM 10:04

T. R. ...
JUDGE OF PROBATE