

This instrument was prepared by:

Bob Wheat, Real Estate Officer
Central Bank of the South
P.O. Box 10566
Birmingham, Alabama 35296

SEND TAX NOTICE TO:
Melanie A. South
704 Cahaba Manor Circle
Pelham, AL 35124

STATE OF ALABAMA

STATUTORY WARRANTY DEED

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Fifty Four Thousand Seven Hundred Fifty and no/100----- DOLLARS (\$54,750.00) in hand paid by Melanie Anne South (hereinafter referred to as "GRANTEE") to Central Bank of the South, an Alabama banking corporation (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate in Shelby County, Alabama, to-wit:

Lot 64, according to the survey of Cahaba Manor Town Homes, First Addition, as recorded in Map Book 7, Page 57, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for 1988.
2. 5 foot easement on north as shown by recorded map.
3. Mineral and mining rights and rights incident thereto recorded in Volume 321, Page 470, in the Probate Office of Shelby County, Alabama.
4. Restrictions appearing of record in Misc. Vol. 25, Page 396, in the Probate Office of Shelby County, Alabama.
5. Right of way for Pelham Sewer as recorded in Misc. Vol. 25, Page 393 and Volume 312, Page 560, in said Probate Office.
6. Recorded and unrecorded easements, restrictions, rights of way, overlaps and encroachments, if any, affecting the property.
7. Rights of redemption because of foreclosure.

\$54,495.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Melanie Anne South is one and the same person as Melanie A. South.

*pled tax .50
Recd 2.50
Int 1.00
4.00*

63 MAR 24 PM 4:23

TO HAVE AND TO HOLD, unto the said GRANTEE, his successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officer this the 15th day of March, 19 88.

ATTEST:

CENTRAL BANK OF THE SOUTH

By: T. H. H. H.
Its: Assistant Secretary

By: John P. Lloyd
Its: Vice President

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned, a Notary Public, in and for the said County in said State hereby certify that John P. Lloyd, whose name as Vice President of Central Bank of the South, an Alabama banking 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 above and foregoing 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 15th day of March, 19 88.

James Ham

Robert E. Wheat
Notary Public

BOOK 176 PAGE 837