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This instrument prepared by Clifford W. Bagwell, SouthTrust Bank of Alabama, National Association, P. O. Box 2554, Birmingham, AL 35290.

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-five Thousand and No/100 (\$25,000.00) Dollars to the undersigned Grantor, SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank"), (hereinafter called Grantor), in hand paid by Franklin E. Partridge and Christine C. Partridge, (hereinafter called Grantees), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

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A portion of the NW 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 3 West more particularly described as follows: Begin at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 3 West and run Southerly along the East side of the said quarter-quarter for 284.93 feet more or less to the North right of way of Shelby County Road No. 26, then turn an angle of 91 degrees 45 minutes to the right and run Westerly for 239.32 feet to a point on the North right of way of said County road, then turn an angle of 88 degrees 15 minutes to the right and run Northerly for 282.25 feet, more or less to a point on the North side of the said quarter-quarter, thence turn an angle of 91 degrees 08 minutes to the right and run 239.35 feet along the North side of the said quarter-quarter back to the point of beginning.

Subject to: *MY C*

1. Ad Valorem Taxes for 1988;
2. Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded/unrecorded easements, deficiencies in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundry lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property;
3. Mineral and mining rights and all rights incident thereto including release of damage; and,
4. Easements to Alabama Power Company in Deed Book 126, page 168, and Deed Book 142, page 87.

\$20,000.00 of the above stated purchase price was paid for from the proceeds of a purchase money mortgage closed simultaneously herewith.

The Grantor is not making any warranty, express or implied, in connection with the present or future condition of the above described real estate, or any house or other improvements located thereon; said real estate, house and improvements are being conveyed to the Grantees in the property's "as is" condition.

*P.O. Box 2554
B'ham, AL*

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TO HAVE AND TO HOLD to the 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.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its duly authorized officer and its seal affixed this 13th day of MAY, 1988.

SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank")

BY: William C. Patterson

ITS: Executive Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that William C. Patterson, whose name as Executive Vice President of SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank"), a national banking association, is signed to the foregoing conveyance and who is known to me to be such officer, 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 SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank").

Given under my hand and official seal this 13th day of May, 1988.

Clifford Ball
Notary Public

MY COMMISSION EXPIRES AUG. 31, 1997

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STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

88 JUL 26 AM 8:26

su Mt 188-951

Thomas S. Thompson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 5.00
2. Mtg Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 11.00