

SEND TAX NOTICE TO:

(Name) Liliana Ramirez  
3009 Old Stone Drive  
 (Address) Birmingham, AL 35242

This instrument was prepared by  
William H. Halbrooks, Attorney  
 (Name) Suite 704 Independence Plaza  
Birmingham, AL 35209  
 (Address)

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty One Thousand and no/100-----DOLLARS

to the undersigned grantor, SouthTrust Bank of Alabama a corporation,  
 (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
 does by these presents, grant, bargain, sell and convey unto  
Liliana Ramirez and Thomas S. McQueen

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 3-A, in Block 2, as recorded in Map Book 8, page 2,  
 in the Probate Office of Shelby County, Alabama, being a re-  
 survey and subdivision of Lot 1-A, Block 1, according to a  
 resurvey of Stoneridge and a resurvey of Lots 6-A, Block 2,  
 according to a resurvey of Stoneridge (Map Book 7, page 153)  
 also a resurvey of Lots 1, 2, 3, 4 and 5 Block 2, according  
 to the Map of Stoneridge (Map Book 6, page 153, being si-  
 tuated in Shelby County, Alabama.  
 Mineral and mining rights excepted.

Subject to taxes, easements and restrictions of record.

\$64,800.00 of the purchase price recited above was paid  
 from a mortgage loan closed simultaneously herewith.

Subject to rights of redemption by virtue of foreclose dated  
 May 18, 1988 and recorded in Real Vol. 187, page 223, in said  
 Probate Office.

1. Deed Tax \$ 16.50  
 2. Mtg Tax  
 3. Recording Fee 2.50  
 4. Indexing Fee 1.00  
 TOTAL 20.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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. And said GRANTOR  
 does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said  
 premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,  
 and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns  
 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the

day of August 19 88

ATTEST:

Phyllis Bugg  
 Phyllis Bugg, Assistant  
 STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

STATE OF GEORGIA  
 COUNTY OF FULTON

88 SEP -6 PH 2:38

SouthTrust Bank of Alabama  
 BY Federal Home Loan Mortgage Corp.  
 By Jerry J. Brooks  
 Jerry J. Brooks, Regional Director  
 as attorney in fact as Attorney in  
 Fact for SouthTrust Bank of Alabama

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County in said  
 State, hereby certify that Jerry J. Brooks, Regional Director  
 whose name as Regional Director ~~XXXXXX~~ Federal Home Loan Mortgage Corp. \*  
 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,  
 \*Under the Power of Attorney granted SouthTrust Bank of Alabama

on July 6, 1988  
 Given under my hand and official seal, this the

30th

day of August

19 88

Marvin V. Crews  
 Notary Public

Notary Public, DeKalb County, Georgia  
 My Commission Expires