

1675

This instrument was prepared by:
Anthony D. Snable, Attorney
2700 Highway 280 South
Suite 101
Birmingham, Alabama 35223

Send Tax Notices to:

Alvin L. Hammers
2200 Vanessa Drive
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of One Hundred Thirty Five Thousand and no/100--
-----Dollars (\$135,000.00) to the
undersigned grantor, Altus Bank, a Federal Savings Bank (herein
referred to as Grantor), in hand paid by the Grantee(s) herein,
the receipt of which is hereby acknowledged, the said Grantor
does by these presents, grant, bargain, sell and convey unto the
said Alvin L. Hammers and wife, Susie T. Hammers (herein referred
to as Grantees) as joint tenants with rights of survivorship, the
following described real estate, situated in Shelby County,
Alabama to-wit:

Lot 33, according to the Survey of the 2nd Sector to Altadena Woods, 2nd and 5th
Sectors, as recorded in Map Book 10, Page 54 in the Probate Office of Shelby
County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year, 1988.
2. Easements, restrictions and reservations of record.

\$105,000.00 of the purchase price recited above was paid from mortgage loan executed
simultaneously herewith.

Subject to statutory Right of Redemption outstanding pursuant to Foreclosure
deed recorded in Real 174, Page 73.

TO HAVE AND TO HOLD, to the said Grantees their heirs and assigns
forever.

IN WITNESS WHEREOF, the said Altus Bank, a Federal Savings Bank
by its Asst. Vice President who is authorized to
execute this conveyance, has hereto set his signature and seal
this the 15th day of September, 19 88.

Altus Bank,
a Federal Savings Bank

By: [Signature]
Its: Asst. V.P.
Francis Vandenberg
Assistant Secretary

STATE OF ALABAMA)
XXXXXXXXXXXX)
JEFFERSON COUNTY)
HOUSTON

Corporate Acknowledgment

BOOK 205 PAGE 939

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Lee Hall, whose name as Asst. Vice President, of Altus Bank, a Federal Savings Bank 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 Altus Bank, a Federal Savings Bank.

GIVEN under my hand and official seal on this the 15 day of September, 19 88.

[NOTARIAL SEAL]

[Signature]
NOTARY PUBLIC

My Commission Expires: 6-3-90

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 SEP 23 PM 3:35

[Signature]
JUDGE OF PROBATE

1. Deed Tax \$ 30.00

2. Mtg. Tax

3. Recording Fee 5.00

4. Indexing Fee 1.00

TOTAL 36.00