

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Three Hundred Three Thousand and Two Hundred Dollars and no/100 (\$303,200.00) to the undersigned grantor Secor Bank, Federal Savings Bank, a corporation, (hereinafter referred to as Grantor) in hand paid by Clint E. Bruess and Susan J. Laing the receipt whereof is acknowledged, the undersigned Grantor, does grant, bargain, sell and convey under the said Clint E. Bruess and Susan J. Laing as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 701, according to the Survey of Riverchase Country Club, Seventh Addition, as recorded in Map Book 8, page 176 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, restrictions, easements and agreements of record.

\$242,550.00 of the above cited purchase price was paid from a mortgage closed simultaneously herewith.

This conveyance is further subject to the statutory right of redemption existing under the laws of the State of Alabama, arising from that certain mortgage given by Darden Development Company, Inc., to Alabama Federal Savings and Loan Association, now known as Secor Bank, Federal Savings Bank, recorded in Book 133 Page 915, as evidenced by that certain foreclosure deed recorded in Book 204, Page 401, all being recorded in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Clint E. Bruess and Susan J. Laing 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.

IN WITNESS WHEREOF, the Grantor, Secor Bank, Federal Savings Bank, has caused these presents to be executed by Gene Woodham, its Vice-President, duly authorized, thereto, has hereunto set his hand and seal this the 18 day of November, 1988.

ATTEST:

SECOR BANK, FEDERAL SAVINGS BANK

By Martha Motcalfe
Corporate Secretary

By Gene Woodham
Its Vice President

ASST.

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1. Deed Tax \$ 61.00
2. Mtg Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 64.50

I, the undersigned authority, a Notary Public in and for said County and said State, hereby certify that Gene Woodham whose name as Vice President of Secor Bank, Federal Savings Bank, 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.

Given under my hand and official seal, this the 18 day of November, 1988.

88 NOV 28 AM 10:26
JUDGE OF PROBATE

Ann B. Smith
Notary Public

Pritchard & McCall