

52497A

STATE OF ALABAMA)
SHELBY COUNTY)

1416

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eighty-four Thousand and 00/100 Dollars (\$84,000) paid to the undersigned AmSouth Bank N.A., a national banking association (the "Grantor") by Walter O. Holliman and Sandra J. Holliman (the "Grantees"), the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, subject to the exceptions and rights of redemption described below, 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:

Lot 57, according to the survey of Chandalar South, First Sector, as recorded in Map Book 5, page 106, in the Probate Office of Shelby County, Alabama.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. Ad valorem taxes for the 1989 tax year and all subsequent years.
2. 35 foot building line as shown on recorded map.
3. 7.5 foot easement on Northwest as shown on recorded map.
4. Restrictions appearing of record in Misc. Vol. 2, page 707 and Misc. Vol. 6, page 656, in said Probate Office.
5. Right of way for Alabama Power Company as recorded in Volume 277, page 471 and Volume 278, page 477 in said Probate Office.

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Land Title

6. Right of way for South Central Bell
as recorded in Volume 280, page 752
in said Probate Office.

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THIS CONVEYANCE IS ALSO SUBJECT TO ANY AND ALL RIGHTS OF REDEMPTION ARISING OUT OF THE FORECLOSURE OF THAT CERTAIN MORTGAGE RECORDED IN REAL VOLUME 84, PAGE 934 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, WHICH FORECLOSURE OCCURRED ON OCTOBER 13, 1988, AND IS EVIDENCED BY DEED RECORDED IN REAL VOLUME 209, PAGE 185.

The Grantor makes no warranties either express or implied about the condition of the real estate, improvements or fixtures located thereon, and the Grantees accept said real estate, improvements and fixtures in AS IS condition.

TO HAVE AND TO HOLD, subject to the above-described rights of redemption and exceptions, 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; 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) 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, AmSouth Bank N.A. has caused this instrument to be executed by its duly authorized officer this 20th day of January, 1989.

AMSOUTH BANK N.A.

By Sheree Sheeh
Its Assistant Vice
President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Therese Sheehy, whose name as Assistant Vice President of AmSouth Bank N.A., a national banking association, 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 said conveyance, she, as such officer and with full authority, executed the same voluntarily for and as the act of said banking association.

Given under my hand and official seal this 20th day of January, 1988.

Kay K. Bains

Notary Public

AFFIX SEAL

My commission expires: October 16, 1992

TITLE NOT SEARCHED BY PREPARER

This instrument prepared by: Kay K. Bains
Cabaniss, Johnston, Gardner,
Dumas & O'Neal
1900 First National-Southern
Natural Building
Birmingham, Alabama 35203
(205) 252-8800

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

89 JAN 23 AM 9:01

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 84.00
2. Mtg. Tax _____
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL 92.50