



american title insurance company

This instrument was prepared by 2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

Parcel ID# 58-22-4-18-0-000-028.001

(Name) HAROLD T. ACKERMAN

(Address) P.O. BOX 9407, BIRMINGHAM, AL 35215

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Hundred and No/100 (\$1,500.00)

to the undersigned grantor, AMSOUTH BANK, N.A. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

HAROLD L. JUNKINS

(herein referred to as 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

An undivided 1/4 interest in and to the following described property
situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A"

BOOK 228 PAGE 868

TO HAVE AND TO HOLD, To the said 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30TH day of December 1988

ATTEST:

Tracy Shady
Assistant Vice President Secretary

By *David L. Blackstone*
Its Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

a Notary Public in and for said County in said

I, the undersigned
State, hereby certify that *David L. Blackstone*
whose name as Vice - President of AMSOUTH BANK, N.A.
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 30TH day of December

1988.

EXHIBIT "A"

A lot or parcel of land situated in the S-1/2 of the NE-1/4 of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama, adjoining the East right-of-way line of a 30-foot public road which adjoins the East right-of-way line of the main line of the Birmingham Division of the Louisville and Nashville Railroad at Mile Post 418 from Louisville via the southbound main track, said land being more particularly described as follows:

Beginning at a point 30.0 feet East of the East right-of-way line of the Birmingham Division (formerly the S&NA Division) of the Louisville and Nashville Railroad, which point is 80.0 feet Eastwardly from the center of the southbound or original main track, measuring at right angles to said track and 429.0 feet Southwardly along said track from Mile Post 418 from Louisville as measured and set via the southbound main track; thence Northwardly in a straight line, parallel with and 80.0 feet Eastwardly from the centerline of the original main track, a distance of 610.0 feet to a point; thence Eastwardly at right angles, a distance of 180.0 feet to a point; thence Southwardly at right angles parallel with and 260.0 feet from the said original centerline of main track, a distance of 610.0 feet to a point; thence Westwardly at right angles a distance of 180.0 feet to the point of beginning, enclosing an area of 2.52 acres, more or less.

The grantees agree to assume and be bound by all obligations assumed by the grantors in deeds or contracts affecting the above described premises, and to recognize all easements to which the above described premises are servient, whether such easements be apparent or created by instruments of record or otherwise.

Subject to easements and restrictions of record.

BOOK 228 PAGE 869

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

89 MAR -3 PM 1:13

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

1. Dead Tax	\$ 150
2. Mtg. Tax	
3. Recording Fee	500
4. Indexing Fee	100
TOTAL	750