

1200

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Fifty Five Thousand (\$55,000.00) to the undersigned grantor Secor Bank, Federal Savings Bank, a corporation, (hereinafter referred to as Grantor) in hand paid by David J. Dern and Vickie L. Dern the receipt whereof is acknowledged, the undersigned Grantor, does grant, bargain, sell and convey under the said David J. Dern and Vickie L. Dern as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2734, according to the survey of Riverchase Country Club Twenty-seventh Addition Residential Subdivision as recorded in Map Book 11, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

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

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 Map Book 11, Page 56, as evidenced by that certain foreclosure deed recorded in Real Record 155, Page 607, all being recorded in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said David J. Dern and Vickie L. Dern 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 20th day of April, 1989.

ATTEST:

SECOR BANK, FEDERAL SAVINGS BANK

By Shirley Taylor ASST. Corporate Secretary I CERTIFY THAT its Vice-President

STATE OF ALABAMA)

JEFFERSON COUNTY)

89 APR 24 AM 10:56

1. Bond Tax \$ 55.00

2. Mfg. Tax

3. Recording Fee 2.50

4. Indexing Fee 2.00

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 20th day of April, 1989.

Karen McKillion
Notary Public

Pratchard McColl