

40,000.00

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Send Tax Notice To: Sherman Holland, Jr.
P. O. Box 1008
Alabaster, Alabama 35007

STATE OF ALABAMA)
SHELBY COUNTY) SPECIAL WARRANTY DEED

In consideration of TEN AND 00/100 (\$ 10.00) DOLLARS and in partial fulfillment of an integrated plan, paid to AMSOUTH BANK N.A., a national banking association, (hereinafter called Grantor) by SHERMAN HOLLAND, JR., (hereinafter called Grantee), the receipt of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the Grantee in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama.

A parcel of land being and lying in the NE 1/4 of the SE 1/4, Section 1, Township 20 South, Range 2 East, Shelby County, Alabama, being described as follows: Begin at the Southwest corner of the NE 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 2 East, thence in a Northerly direction along the West boundary of said forty 728 feet for a point of beginning of the land hereby conveyed; thence in a Northerly direction along said West boundary of said forty 288 feet; thence East 82 feet, more or less, to the West boundary of a farm to market road; thence in a Southerly direction along the West boundary of said road 288 feet, more or less, to the Northeast corner of Lot belonging to James Clyde Sumners and his wife, Virginia Ann Sumners; thence West 82 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING:

Begin at the Southwest corner of the NE 1/4 of the SE 1/4, Section 1, Township 20 South, Range 2 East, thence run in a Northerly direction along the West line of said 1/4 - 1/4 Section a distance of 728 feet to the point of beginning of the property herein conveyed; thence continue North along the West line of said 1/4 - 1/4 Section 25 feet to a point; thence run East parallel to the South line of said 1/4 - 1/4 Section 82 feet to the West line of Shelby County Highway No. 85; thence run in a Southerly direction along the West line of said Highway No. 85 a distance of 25 feet to a point; thence turn West parallel to the South line of said 1/4 - 1/4 82 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Subject to Ad Valorem taxes for the year 1989, easements, restrictions, rights of way and all other matters of public record.

To have and to hold to the Grantee in fee simple, and to the Grantee's heirs and assigns forever, together with every contingent remainder and right of reversion.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

The Grantor is not making any warranty, express or implied, in connection with the present or future condition of the above described real estate or the house or other improvements located

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thereon; said real estate, house and improvements are being conveyed to the Grantee in their "as-is" condition.

In witness whereof, AMSOUTH BANK N.A. has caused this instrument to be executed by its duly authorized corporate officer, on this _____ day of June, 1989.

ATTEST:

AMSOUTH BANK N.A.

[Signature]
Its Vice President & Corporate Trust Officer

By

77 Mc Kay
T. Franklin Caley, Its Vice President
and Corporate Trust Officer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that T. Franklin Caley, whose name as Vice President and corporate Trust Officer of AmSouth Bank N.A., a national banking association, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Bank.

Given under my hand and official seal this 12th day of June, 1989.

Gene C. Loney
Notary Public

My Commission Expires 6-17-92

This instrument was prepared by:

John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

ALL DEEDS
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JUN 12 PM 4:32

[Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ 40.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	3.00
TOTAL	47.00