

DEED, STATUTORY WARRANTY

PRINTED AND FOR SALE BY ALABAMA STATIONERS & EQUIPMENT, INC.

The State of Alabama,
SHELBY COUNTY,

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of Seventy-three Thousand Three Hundred and no/100 Dollars
(\$73,300.00) Dollars
to the undersigned grantor BancBoston Mortgage Corporation

In hand paid by William G. Purnell
the receipt whereof is acknowledged the said BancBoston Mortgage Corporation

do grant, bargain, sell and convey unto the said William G. Purnell

the following described real estate, to-wit:
Lot 90, according to the Survey of Dearing Downs, 6th Addition, Phase II, Final
Plat as recorded in Map Book 11, page 80 in the Probate Office of Shelby County,
Alabama.

- Subject to:
1. Ad valorem taxes for the year 1989, which taxes are not yet due and payable until October 1, 1989.
 2. Statutory rights of redemption arising from that certain foreclosure deed recorded in Real 238, Page 742. Said rights to expire one (1) year from date of foreclosure, i.e., May 16, 1990.
 3. 40' Building line as shown by recorded Map.
 4. 5' Easement on north as shown by recorded Map.
 5. Mining and mineral rights and rights incident thereto as recorded in Real 137, Page 660 and Volume 249, page 355 in the Probate Office of Shelby County, Alabama.
 6. Right of way to Alabama Power Company as recorded in Volume 225, Page 224 in the Probate Office of Shelby County, Alabama.
 7. Restrictions as recorded in Real 141, Page 729 and Real 168, Page 109 in the Probate Office of Shelby County, Alabama.

The entire purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

situated in Shelby County, Alabama.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

In Witness Whereof, _____ have hereunto set its hand and seal, this 19th day of June, 1989

WITNESSES:

BANCOSTON MORTGAGE CORPORATION (Seal)
By: James A. King, Jr. (Seal)
Vice-President (Seal)

(Seal)

Spain, Dillon, Thomas

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STATE OF ALABAMA :
Jefferson COUNTY :

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. King, whose name as Vice-President of BancBoston Mortgage Corporation, a corporation, is signed to the foregoing instrument, and who is known to me acknowledged before me on this date, that, being informed of the contents of said instrument, 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 seal this 20th day of June, 1989.

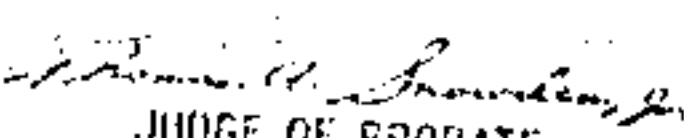

Notary Public

My Commission Expires: 7-19-91

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NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JUN 22 PM 12:12


JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	\$ <u>—</u>
2. Mtg. Tax	<u>—</u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>3.00</u>
TOTAL	<u>8.00</u>