

This instrument prepared by:
JOHN L. HARTMAN, III
P. O. Box 846
Birmingham, AL 35201

Send Tax Notice To:
John G. Wideman
1053 1789 King James Drive
Alabaster, AL 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Sixty-eight Thousand and no/100 (\$68,000.00) Dollars to the undersigned Grantor (whether one or more, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned ALTUS BANK, a Federal Savings Bank (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto JOHN G. WIDEMAN AND NANCY LAMBERT WIDEMAN (herein referred to as Grantees, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9, according to the map and survey of King's Meadow Subdivision, Second Sector, as recorded in Map Book 9, Page 168, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) 35 foot building line from King James Drive and from King Charles Court as shown on recorded map; (3) Right of Way granted to Alabama Power Company by instrument recorded in Volume 225, Page 224; Volume 55, Page 454; and Real Volume 99, Page 520; (4) Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument recorded in Volume 285, Page 253; (5) Right of Way granted to South Central Bell Telephone Company by instrument recorded in Real Volume 39, Page 367; and Real Volume 109, Page 882.

ALSO SUBJECT TO: Statutory right of redemption from foreclosure of that certain mortgage given by Jerry D. Washington Construction Company, Incorporated, to Altus Mortgage Corp., recorded in Book 176, Page 587 and transferred to Altus Bank, recorded in Book 176, Page 590, in the Probate Office of Shelby County, Alabama; said foreclosure deed to Altus Bank, recorded in Book 244, Page 475 in said Probate Office.

TO HAVE AND TO HOLD TO THE SAID GRANTEES 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 said Grantor by its Vice President _____ and Senior Vice President _____, who are authorized to execute this conveyance, hereto set its signature and seal this the 13th day of July, 1989.

ATTEST:

Secretary

HARTMAN, FAWAL & SPINA

ATTORNEYS AT LAW
1330 21ST WAY SOUTH
SUITE 200

ALTUS BANK, a Federal Savings Bank

By:

Its: Vice President

By: [Signature]
Its: [Signature]

STATE OF ALABAMA)

MOBILE COUNTY)

I, the undersigned, hereby certify that Kerry
O'Connor whose name as Vice President
of ALTUS BANK, a Federal Savings Bank, 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/she, as such officer and with full
authority, executed the same voluntarily for and as the act
of said federal savings bank.

Given under my hand and official seal this the 13th day
of July, 1989.

[Signature]
NOTARY PUBLIC

STATE OF ALABAMA)

MOBILE COUNTY)

I, the undersigned, hereby certify that Michael E.
Ray whose name as Senior Vice President
of ALTUS BANK, a Federal Savings Bank, 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/she, as such officer and with full
authority, executed the same voluntarily for and as the act
of said federal savings bank.

Given under my hand and official seal this the 13th day
of July, 1989.

[Signature]
NOTARY PUBLIC

BOOK 247 PAGE 315

STATE OF ALABAMA
I CERTIFY THAT
THE FOREGOING IS A TRUE
AND CORRECT COPY

89 JUL 22 PM 2:43

[Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ <u>68.00</u>
2. Mtg. Tax	
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>3.00</u>
TOTAL	<u>76.00</u>