

This instrument was prepared by Larry R. Newman, Attorney at Law
3021 Lorna Road, Suite 310
Birmingham, Alabama 35216

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Twenty One Thousand Nine Hundred Fifty and No/100 Dollars (\$21,950.00) cash in hand paid to the undersigned grantor, Altus Bank, A Federal Savings Bank, by Michael O. Scheile, the receipt of which is hereby acknowledged, and in the further consideration of the execution contemporaneously herewith, by the grantee herein, of a purchase money mortgage in the principal sum of Fifty Thousand Fifty and No/100 Dollars, securing the unpaid balance of the purchase price of the hereinafter described property, the receipt of which consideration is hereby acknowledged, the said Altus Bank, A Federal Savings Bank, has bargained and sold and does by these presents grant, bargain, sell and convey unto the said Michael O. Scheile, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 51, according to the Survey of Third Sector, Port South as recorded in Map Book 7, Page 110 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to: 1) taxes for the year 1990, and subsequent years.
2) easements, rights-of-way, restrictions, covenants, conditions and limitations of record.

Grantee's Address: 1819 Spinnaker Lane, Alabaster, Alabama 35007

TO HAVE AND TO HOLD unto Michael O. Scheile, his heirs and assigns forever.

IN WITNESS WHEREOF, the said Altus Bank, A Federal Savings Bank, a corporation, has caused these presents to be executed by its Vice President and Assistant Vice President, who are authorized to execute this conveyance, and attested by its Assistant Secretary, who affixed its corporate seal hereto, being authorized thereto, on this 1st day of March, 1990.

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

90 MAR -6 AM 10:15

ATTEST:

JUDGE OF PROBATE

Julius Spafford
Assistant Secretary

Altus Bank, A Federal Savings Bank

By: Lee Hall
Its Assistant Vice President

By: Kerry O'Connor
Its Vice President

Deed Tax - 22.00
250
300
1.00
28.50

STATE OF ALABAMA)
MOBILE COUNTY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Lee Hall, whose name as Assistant Vice President and Kerry O'Connor, whose name as Vice President of Altus Bank, A Federal Savings Bank, a corporation, is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officers 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 1st day of March, 1990.

Miriam D. Wigginton
Notary Public
My Commission expires: 6/7/93