

572

STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Lot 65, according to the Survey of Oakridge, 2nd Sector, as recorded in Map Book 10, Page 50 A & B, in the Probate Office of Shelby County, Alabama.

1. Taxes for the year 1990 are a lien, but not due and payable until October 1, 1990.

3. Terms, agreements and right of way to Alabama Power Company, as recorded in Book 106, Page 532.

5. 35 foot building line from the from the front lot line and a 7.5 foot utility easement along the northerly lot line, as shown on recorded map.

6. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 101, Page 540 and Deed Book 186, Page 185.

7. Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Book 70, page 519; and Book 70, pages 521 and 526.

\$50,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto 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 has caused this conveyance to be executed this the 1st day of March, 1990.

**SouthTrust Mortgage Corporation,
a Delaware Corporation**

By: W. Guy Warren
W. Guy Warren
Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that W. Guy Warren whose name as Vice President of SouthTrust Mortgage Corporation, a Delaware 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 said 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 of office this 1st day of March, 1990.

C. Randall Welch
Notary Public
My Commission Expires: 7.13.92

This instrument was prepared by:
Clayton T. Sweeney
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

Marie Scarpulla and Lena Scarpulla
1436 Oakridge Drive
Birmingham, Alabama 35242

BOOK 281 PAGE 740

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

90 MAR -9 AM 8:22

Thomas P. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 62.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 500
4. Indexing Fee	\$ 300
5. No Tax Fee	\$
6. Certified Fee	\$ 100
Total	\$ 712.00