

THIS INSTRUMENT PREPARED BY:

DAVID TANNER, Attorney  
7211 1st Avenue North  
Birmingham, AL 35206

204

STATE OF ALABAMA )

SHELBY COUNTY )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Twenty Five Thousand Five Hundred Dollars (\$25,500.00) to the undersigned Grantor, TRANSAMERICA FINANCIAL SERVICES, INC., a corporation, in hand paid by Grantees herein, Gary B. Black and Sandra G. Black, the receipt of which is hereby acknowledged, the said Grantor, TRANSAMERICA FINANCIAL SERVICES, INC., a corporation, does by these presents, grant, bargain, sell and convey unto the said Gary B. Black and Sandra G. Black, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Commencing at the intersection of the westerly line of a public road with the southerly line of the Grantor's former wye tract property (Central of Georgia Railway Company, a corporation, former grantor); said point being 3640 feet, more or less, northwardly of the grantors' M.P. S-420, measured along the center line of the Grantor's main tract, Birmingham District, and 235 feet westwardly of and measured at right angles thereto; extending thence in a general westerly and southwesterly direction, by curve and tangent, a distance of 200 feet to the point of beginning of the parcel herein described; thence continue in a generally westerly and southwesterly direction along the south line of former Central of Georgia Railway Company right of way and along the south line of property described in Deed Book 171, at page 383, Office of the Judge of Probate of Shelby County, Alabama, a distance of 250 feet, more or less, to the southeast corner of Leo Lawrence Isbell and wife, Helen Marie Isbell property, as described in Deed Book 264, at page 199, Office of the Judge of Probate of Shelby County, Alabama; thence run Northwesterly 120 feet, more or less, along the east line of said Isbell property, to the northeast corner of said Isbell property; thence run northeasterly along the north line of said former railroad right of way and along the north line of said property described in Deed Book 171, page 383 a distance of 292 feet, more or less, to a point which is 210 feet west (measured along said former right of way line) of the westerly line of said public road; thence run southerly a distance of 190 feet, more or less, to the point of beginning. Situated in the SE $\frac{1}{4}$  of Section 32, Township 17 South, Range 1 East.

SUBJECT TO:

1. Ad Valorem taxes due and payable October 1, 1990.
2. Easements and restrictions of record.
3. Title to all minerals in, on and underlying the premises together with all mining rights, privileges and immunities including, without limitation, any release from damages which may have heretofore been reserved or granted.
4. Statutory rights of redemption on the part of those entitled to redeem arising out of Foreclosure Deed dated April 23, 1990 and recorded at Book 288, page 375, records of the Judge of Probate of Shelby County, Alabama.

\$21,500.00 of the purchase price was paid from proceeds of a Purchase Money Mortgage closed simultaneously herewith.

David Tanner

BOOK 289 PAGE 670

TO HAVE AND TO HOLD the above-described property unto the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said Grantor, TRANSAMERICA FINANCIAL SERVICES, INC. has set its hand and seal on this the 24th day of April, 1990.

ATTEST:

TRANSAMERICA FINANCIAL SERVICES, INC.

Theresa A. Mefford

BY:

James M. Brangle  
Its: AREA VICE PRESIDENT

STATE OF

COUNTY OF

I, JAN M. NOVOTNY, a Notary Public in and for said County and State, hereby certify that JAMES M. BRANGLE, whose name as AREA VICE PRESIDENT for TRANSAMERICA FINANCIAL SERVICES, INC., a 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 the 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 this 24th day of April, 1990.

BOOK 289 PAGE 671

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 MAY -3 AM 10:37

James M. Brangle  
JUDGE OF PROBATE

Jan M. Novotny  
NOTARY PUBLIC

" OFFICIAL SEAL "  
JAN M. NOVOTNY  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 9/30/92

1. Dead Tax	4.00
2. Mtg. Tax	5.00
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	15.00