

THIS INSTRUMENT WAS PREPARED BY:
CORRETTI & NEWSOM
1804 7th Avenue North
Birmingham, Alabama 35203
(205) 251-1164

Send Tax Notice to:
Bettie M. Knox
Woodrow G. Knox
311 Bradview Lane
Birmingham, Alabama 35226

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of TWENTY-NINE THOUSAND FIVE HUNDRED AND NO/100 (\$29,500.00) DOLLARS, to the undersigned grantor, JEFFERSON FEDERAL SAVINGS AND LOAN ASSOCIATION OF BIRMINGHAM a federally chartered savings and loan association, (hereinafter referred to as "GRANTOR"), in hand paid by BETTIE M. KNOX, and husband, WOODROW G. KNOX, (hereinafter referred to as "GRANTEES") the receipt, adequacy and sufficiency whereof are hereby acknowledged, the said JEFFERSON FEDERAL SAVINGS AND LOAN ASSOCIATION OF BIRMINGHAM, does by these presents, grant, bargain, sell and convey unto the said BETTIE M. KNOX, and husband, WOODROW G. KNOX, as joint tenants with right of survivorship, the following described real estate, located and situated in Shelby County, Alabama, to-wit:

Lot 1-A, according to a resurvey of Lot 1, Country Estates, as recorded in Map Book 13, Page 2, in the Probate Office of Shelby County, Alabama; together with that certain double/wide mobile home which is on a permanent foundation and made a part of the above described real property.

SUBJECT TO:

1. Ad valorem taxes for current year, 1990.
2. Restrictions appearing of record in Misc. Volume 36, Page 475; Misc. Volume 36, Page 626; Misc. Volume 37, Page 44, and as shown on Map Book 8, Page 16; and Real Volume 210, Page 539.
3. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Volume 119, page 456; Deed Volume 142, Page 85; Deed Volume 105, Page 252; Deed Volume 105, Page 253; and Deed Volume 102, Page 256.
4. Right of way and power line easement thru Easterly portion as shown on recorded plat.
5. 100 foot building line and 25 foot easement along South side of subject property as shown by recorded plat.
6. Statutory Right of Redemption on the part of those entitled to redeem under the laws of the State of Alabama arising out of that certain foreclosure on the 16th day of November, 1989 of that certain mortgage dated April 27, 1987, recorded in Book 129, Page 783 in the Office of the Judge of Probate of Shelby County, Alabama.
7. The real property described in this deed is being sold in its "AS IS" condition and with the understanding by and between Jefferson Federal and the Grantees that the Grantees have made a personal inspection of the property and the building and improvements situated thereon, and are purchasing same in reliance on their personal inspection and NOT based on any representations, statements or

warranties of any kind or character, express or implied, made by Jefferson Federal, its agents, servants or employees. Grantees acknowledge and agree that Jefferson Federal did not build or construct the building or improvements on said real property and that Jefferson Federal acquired said real property by virtue of the foreclosure of a mortgage. Grantees covenant and agree not to institute any action, in law or in equity, in any court or tribunal seeking damages from Jefferson Federal due to defective construction or any latent or patent defects in the building and improvements situated on said real property.

8. Grantor makes no representation or warranties of any kind or character as to the title to said Real Property or to the double/wide mobile home situated thereon.

\$23,500.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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, JEFFERSON FEDERAL SAVINGS AND LOAN ASSOCIATION OF BIRMINGHAM, has caused this conveyance to be executed by its Rick Romano who is hereunto duly authorized, this 24th day of May, 1990.

ATTEST:

JEFFERSON FEDERAL SAVINGS AND
LOAN ASSOCIATION OF BIRMINGHAM,
a federally chartered savings
and loan association

By: [Signature]
Its: SECRETARY

By: Rick Romano (SEAL)
Its: Vice President

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Rick Romano whose name as Vice President of Jefferson Federal Savings and Loan Association of Birmingham, a federally chartered savings and loan association, 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 same, he as such officer and with full authority executed the same voluntarily for as the act of said association.

Given under my hand and official seal this the 24th day of May, 1990.

Bonnie K. Hammell
NOTARY PUBLIC

MY COMMISSION EXPIRES JUNE 26, 1990

1. Deed Tax	\$ 6.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. N. Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 15.00

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

90 MAY 29 AM 9:32

[Signature]
JUDGE OF PROBATE