

This instrument was prepared by:
Bob Wheat
Central Bank of the South
P. O. Box 10566
Birmingham, Alabama 35296

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STATE OF ALABAMA

STATUTORY WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Seventy Five Thousand Dollars & 00/100-DOLLARS (\$175,000.00) in hand paid by James L. Turnipseed and Lois F. Turnipseed (hereinafter referred to as "GRANTEE") to Central Bank of the South, an Alabama banking corporation (hereinafter referred to as "GRANTOR") the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29, according to the map and survey of Southern Pines, 6th Sector, as recorded in Map Book 9, Page 107, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due October 1, 1991.
2. Rights of Redemption because of foreclosure.
3. 40 foot building line Northwest as shown by recorded plat.
4. Easement of undetermined width Southeast as shown by recorded plat.
5. Restrictions appearing of record in Real 45, Page 117, in the Probate Office of Shelby County, Alabama.
6. Right of Way granted to South Central Bell by instrument recorded in Deed Book 320, Page 926, in the Probate Office of Shelby County, Alabama.

BOOK 327 PAGE 748
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 FEB -1 AM 10:53
Thomas A. Newfield, Jr.
JUDGE OF PROBATE

1. Deed Tax	85.00
2. Mtg. Tax	2.50
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	97.50

TO HAVE AND TO HOLD, to 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, and to their successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officer this the 28th day of January, 1991.

ATTEST:

CENTRAL BANK OF THE SOUTH

By: *Thomas A. Newfield, Jr.*
Its: ASSISTANT SECRETARY

By: *Bob Wheat*
Its: Vice President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State hereby certify that Bob Wheat, whose name as Vice President of Central Bank of the South, an Alabama banking 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 this 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 the 28th day of January, 1991.

✓ *Najjar*

Thomas A. Newfield