

Send Tax Notice To:  
John B. Cicero  
2114 Aaron Road  
Birmingham, AL 35215

872  
This instrument prepared by:  
John G. Lowther  
Smith, Hynds, Blocker & Lowther P.C.  
3500 Independence Drive  
Birmingham, Alabama 35209

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ten Thousand & 00/100 Dollars (\$110,000.00) to the undersigned grantor, National Bank of Commerce of Birmingham, a National Banking Association, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto John B. Cicero (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama:

Part of the N 1/2 of NE 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Southeast corner of the NW 1/4 of NE 1/4 of said Section, run in a Westerly direction along the South line of said 1/4 - 1/4 section for a distance of 383.10 feet; thence turn an angle to the right of 44 degrees, 42.75 minutes and run in a Northwesterly direction for a distance of 108.18 feet; thence turn an angle to the right of 77 degrees, 34 minutes and run in a Northeasterly direction for a distance of 210.00 feet; thence turn an angle to the right of 90 degrees, 00 minutes and run in a Southeasterly direction for a distance of 210.00 feet; thence turn an angle to the left of 90 degrees, 00 minutes, and run in a Northeasterly direction for a distance of 182.41 feet, more or less, to a point that is on the Southwest right of way line of Aaron Road, said right of way line being

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By *John B. Cicero*

20.0 feet from the center of the existing asphalt; thence turn an angle to the right and run along said right of way line a distance of 453 feet, more or less to a point on the intersection with the South line of said NE 1/4 of NE 1/4 of said Section being 220.79 feet East of said point of beginning; thence turn an angle to the right and run in a Westerly direction along said South line of NE 1/4 of NE 1/4 for a distance of 220.79 feet to the point of beginning.

Subject to: \$99,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1. All rights of redemption arising from that certain foreclosure deed recorded in Real 297, page 28. Said rights to expire one (1) year from date of foreclosure, i.e., June 21, 1991.

2. All taxes for the year 1991 and subsequent years, not yet due and payable.

3. Restrictions, covenants, and conditions as recorded in Volume 307, page 96 in the Probate Office of Shelby County, Alabama.

4. Right of way to Alabama Power Company as recorded in Volume 101, page 551 and Volume 112, page 49 in the Probate Office of Shelby County, Alabama.

5. Mining and mineral rights incident thereto as recorded in Volume 79, page 297 in the Probate Office of Shelby County, Alabama.

6. A 5 foot easement reserved along the eastern edge of said property as recorded in Volume 307, page 96 in the Probate Office of Shelby County, Alabama.

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TO HAVE AND TO HOLD the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend

the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Assistant Vice President who is authorized to execute this conveyance, hereto set its signature and seal, this the 8<sup>th</sup> day of April, 1991.

National Bank of Commerce  
of Birmingham

By:

John H. Noland  
Its: Assistant Vice President

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John H. Noland whose name as Assistant Vice President of National Bank of Commerce of Birmingham, a National Banking Association, is signed to the foregoing conveyance, and who is known to me, acknowledge 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 8<sup>th</sup> day of April, 1991.

[Signature]  
Notary Public

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

91 APR 11 AM 8:47

JUDGE OF PROBATE

1. Deed Tax	11.00
2. Mig. Tax	0.00
3. Recording Fee	7.50
4. Indexing Fee	3.00
5. No Tax Fee	0.00
6. Certified Fee	1.00
Total	22.50