

THIS INSTRUMENT WAS PREPARED BY:

DAVID TANNER, Attorney
7211 First Avenue North
Birmingham, AL 35206

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

5060

KNOW ALL MEN BY THESE PRESENTS,

THAT, in consideration of the sum of Ten Dollars (\$10.00) to the undersigned Grantor, TRANSAMERICA FINANCIAL SERVICES, INC., a corporation, in hand paid by Grantee(s) herein, JAMES D. GLASS, 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 JAMES D. GLASS the following described real estate, situated in Shelby County, Alabama.

Lot 1, Block 51 according to JH Dunstan's map of the Town of Calera, Shelby County, Alabama being situated in Shelby County, Alabama.

SUBJECT TO:

- (1) Ad Valorem taxes due and payable October 1, 1991 and subsequent years.
(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) All statutory rights of redemption on the part of those entitled to redeem arising out of Foreclosure Deed recorded June 20, 1991, at Book 349, page 558, aforesaid records.

\$ 0- of the purchase price was paid from proceeds of a mortgage

loan closed and filed simultaneously herewith.

TO HAVE AND TO HOLD the above described property unto the said Grantee(s), His heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, TRANSAMERICA FINANCIAL SERVICES, INC., a corporation, has set its hand and seal on this the 24 day of June, 1991.

ATTEST:

Timothy A. Ballance
TIMOTHY A. BALLANCE, ASST. SECRETARY

TRANSAMERICA FINANCIAL SERVICES, INC.

BY: William J. Cox
ITS WILLIAM J. COX, VICE PRESIDENT

STATE OF OHIO)

Franklin COUNTY)

I, Debbie K. Lones, a Notary Public in and for said County and State, hereby certify that William J. Cox, whose name as 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 the 24 day of June, 1991.

Debbie K. Lones
NOTARY PUBLIC

DEBBIE K. LONES

(No Survivorship)