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THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
1318 ALFORD AVENUE, SUITE 102
BIRMINGHAM, ALABAMA 35226

Send Tax Notice To:
Mr. & Mrs Richard Turner
608 Hiway 55 South
Sterrett, Al. 35147

STATE OF ALABAMA)
JEFFERSON COUNTY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED, made this 31st day of January, 1992, between NEW SOUTH FEDERAL SAVINGS BANK, A Federally Chartered Savings Bank, (hereinafter called the "Grantor"), and RICHARD E. TURNER AND ROSE M. KENDRICK (hereinafter called the "Grantee");

WITNESSETH THAT:

THE GRANTOR, for and in consideration of the sum of One Hundred Fifty Five Thousand and No/100 (\$155,000.00) Dollars by the Grantee, the receipt of which is hereby acknowledged, has by these presents granted, bargained, and sold to the Grantee, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described land:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Subject to all easements, restrictions and rights-of-way of record.

Subject to Statutory rights of redemption existing by virtue of that certain foreclosure sale held September 30, 1991, which said rights will exist during the statutory period.

\$124,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD the same unto the 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 THE GRANTOR DOES HEREBY COVENANT with the Grantee, except as above noted, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that Grantor does hereby specially warrant the title to said property, to Grantee, against the lawful claims of persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor of the property described herein has signed and sealed this Deed on the day and year first above written.

NEW SOUTH FEDERAL SAVINGS BANK

By: T. H. McLaughlin, Jr.
T. H. McLAUGHLIN, JR.
Its Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that T. H. McLaughlin, Jr., whose name as Vice President of New South Federal Savings Bank, A Federally Chartered Savings Bank, 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 Federally Chartered Savings Bank.

Given under my hand and official seal this the 31st
day of January, 1992.

Leta L. Gaudin
NOTARY PUBLIC

My Commission Expires January 3, 1993

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EXHIBIT "A"

A part of the Northeast 1/4 of the Southwest 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 36, thence run in an easterly direction along the north line thereof a distance of 582.77 feet to the Point of Beginning; thence continue along said north line a distance of 552.22 feet; thence 88 degrees 23 minutes 01 seconds right in a southeasterly direction, a distance of 616.16 feet; thence 5 degrees 06 minutes 44 seconds right in a southeasterly direction a distance of 167.28 feet to a point on the north side of the Merry Hill Farm Road; thence 50 degrees 36 minutes 13 seconds right in a southwesterly direction along said Road, a distance of 306.53 feet; thence 112 degrees 11 minutes 10 seconds right in a northwesterly direction a distance of 171.38 feet; thence 58 degrees 01 minutes 41 seconds left in a northwesterly direction a distance of 227.92 feet; thence 76 degrees 14 minutes 58 seconds right in a northwesterly direction a distance of 818.65 feet to the Point of Beginning.

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

92 FEB 18 AM 9:27

JUDGE OF PROBATE

1. Deed Tax	\$ 31.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 7.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 42.50