

1928

Send Tax Notice to:
Kenneth N. Tatum and Forrest W. Frost
2144 Lynngate Drive
Birmingham, AL 35216

STATE OF ALABAMA)
SHELBY COUNTY)

REDEMPTION DEED

In consideration of the sum of two hundred fifty-six thousand nine hundred twenty-three and 82/100 dollars (\$256,923.82) paid to AmSouth Bank N.A., a national banking association, (hereinafter called Grantor) by Kenneth N. Tatum and Forrest W. Frost (hereinafter called Grantees), the receipt of which the Grantor hereby acknowledges, the Grantor does grant, bargain, sell and convey unto the Grantees the following described real estate situated in Shelby County, Alabama:

Commence at the Southeast corner of the NW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West, and run West along the South boundary of said quarter-quarter Section for a distance of 1030.79 feet to the Northeast right-of-way line of U.S. Highway 280; thence turn an angle to the right of 85 degrees, 33 minutes, 05 seconds to tangent and run in a Northwesterly direction along said right-of-way line along a curve to the left having a central angle of 5 degrees, 18 minutes, 56 seconds and a radius of 3820.11 feet for a distance of 130.61 feet to the point of beginning of the property herein described; thence continue along said right of way along said curve for a distance of 200.0 feet; thence turn an angle of 98 degrees, 05 minutes, 09 seconds, to tangent and run in an Easterly direction for a distance of 200.0 feet; thence turn an angle of 90 degrees, 00 minutes, 00 seconds to the right and run in a Southerly direction for a distance of 40.0 feet; thence turn an angle to the left of 80 degrees, 13 minutes, 02 seconds and run in a Southeasterly direction for a distance of 322.74 feet, more or less, to the center line of a stream; thence run Southeasterly along the center line of said stream for a distance of 225 feet, more or less; thence run Westerly for a distance of 97 feet, more or less, to a point 114.05 feet North of the South boundary of said quarter-quarter Section and 494.92 feet West of the Southeast corner of said quarter-quarter Section; thence run Westerly and parallel to the Southern boundary of the NW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West for a distance of 357.22 feet; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Northerly direction for a distance of 15.95 feet; thence turn an angle of 90 degrees, 00 minutes, 00 seconds and run in a Westerly direction and parallel to said Section line for a distance of 200.00 feet to the point of beginning of the property herein described; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

This conveyance is made pursuant to the exercise by the Grantee of a statutory right of redemption arising out of the foreclosure of that certain mortgage dated June 4, 1987, between Cahaba Investors, Inc., as mortgagor, and the Grantor, as mortgagee, which mortgage was recorded in

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the office of the Judge of Probate of Shelby County, Alabama in Mortgage Volume 135, page 976 and which mortgage was foreclosed by the Grantor, in accordance with the terms of such mortgage, on March 13, 1991, with the Grantor having purchased the above described property at said foreclosure sale, as evidenced by a foreclosure deed dated March 27, 1991, and recorded in the office of the Judge of Probate of Shelby County, Alabama in Real Book 335, page 753.

This conveyance is made subject to (1) real estate ad valorem taxes for the tax year ending September 30, 1992; (2) all past due and unpaid real estate ad valorem taxes, the above described real estate having been sold to the State of Alabama for non-payment of real estate ad valorem taxes, and the Grantor makes no warranties or representations to the Grantee with regard to the Grantee's right to redeem the property from such sale for the non-payment of real estate ad valorem taxes, or the amount which it would be necessary to pay for any such redemption; (3) all rights of any and all parties arising out of, or in connection with, the foreclosure of the mortgage referred to hereinbefore, including, but not limited to, any and all rights of redemption.

To have and to hold to the Grantees, their heirs and assigns forever.

In witness whereof, the undersigned AmSouth Bank N.A. has caused this deed to be executed by its duly authorized officer on this 26th day of February 1992.

ATTEST:

AmSouth Bank N.A.

Sharon Shealy
Its Vice President

By William A. Bond
Its Vice President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Rebecca F. Dempsey, a Notary Public in and for said County in said State, hereby certify that William G. Bond, whose name as Vice President of AmSouth Bank N.A., a national banking association, is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said deed, he, as such officer and with full authority, executed the same voluntarily for and as the act of said national banking association.

Given under my hand and official seal this 26th day of February, 1992.

Rebecca F. Dempsey
Notary Public

AFFIX SEAL
My commission expires: 08-01-94

This instrument prepared by:

Frank C. Galloway, Jr.
505 North 20th Street
Suite 500
Birmingham, AL 35203

1. Deed Tax	\$ 257.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 7.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 268.50

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

92 FEB 26 PM 2: 38

JUDGE OF PROBATE