

This instrument prepared by:
John N. Randolph, Attorney
Srote & Permut P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
BART CHANDLER
DEBORAH CHANDLER
LOT #5, THE SHIRES SUBDIVISION
BIRMINGHAM, ALABAMA

STATUTORY CORPORATION FORM WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

SHELBY County

That in consideration of Thirty-Four Thousand and 00/100'S *** (\$34,000.00) Dollars to the undersigned grantor, SECOR BANK, FEDERAL SAVINGS BANK a corporation, in hand paid by BART CHANDLER and DEBORAH CHANDLER, the receipt whereof is acknowledged, the said SECOR BANK, FEDERAL SAVINGS BANK does by these presents, grant, bargain, sell and convey unto BART CHANDLER and DEBORAH CHANDLER, as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 5, ACCORDING TO THE SURVEY OF THE SHIRES, AS RECORDED IN MAP BOOK 12, PAGE 17, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Restrictions appearing of record in Real Volume 173, Page 840 and Real Volume 179, Page 44.
3. Easement and right of way granted to The Water works and Sewer Board of the City of Birmingham recorded in Real Volume 175, Page 25 and Real Volume 160, Page 9.
4. Right of Way granted to Alabama Power Company recorded in Real Volume 292, Page 628.
5. Terms, Agreements and right of way to Alabama Power Company as recorded in Real Volume 306, Page 129.
6. Right granted Alabama Power Company to construct, install, operate and maintain all conduits, cables, translosures and other appliances and facilities useful or necessary for overhead and underground transmission and distribution of electric power and for underground communication service as set forth by instrument recorded in Real Volume 306, Page 104.

\$5,800.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said BART CHANDLER and DEBORAH CHANDLER, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said SECOR BANK, FEDERAL SAVINGS BANK by J. Lee Griffin, VICE PRESIDENT, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of August, 1993.

SECOR BANK, FEDERAL SAVINGS BANK


by J. Lee Griffin, Vice President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Lee Griffin, VICE PRESIDENT, of SECOR BANK, FEDERAL SAVINGS BANK, a corporation, whose name as such officer 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 11th day of August, 1993.


09/08/1993 12:51 PM CERTIFIED commission expires 3/26/97
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 38.00

Inst # 1993-27329

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