

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

620534

REAL 1041 PAGE 672

Send Tax Notice to:
Tim D. Goodsell
Ailsa B. Goodsell
6213 Shades Pointe Lane
Hoover, Alabama 35244

7.00
32.00
39.00

CORPORATION FORM STATUTORY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

31,600.00

Jefferson County

That in consideration of **One Hundred Fifty-Five Thousand Six Hundred and 00/100'S *** (\$155600.00) Dollars** to the undersigned grantor, First Federal Bank, a Federal Savings Bank in hand paid by Tim D. Goodsell and Ailsa B. Goodsell, the receipt whereof is acknowledged, the said **First Federal Bank, a Federal Savings Bank** does by these presents, grant, bargain, sell and convey unto **Tim D. Goodsell and Ailsa B. Goodsell**, as joint tenants, with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 11, according to the Survey of Shades Pointe, First Sector, as recorded in Map Book 25, page 75, (and amended in Map Book 27, page 18), in the Probate Office of Jefferson County, Alabama, Bessemer Division and recorded in Map Book 14, page 118, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. All rights of redemption arising from that certain foreclosure deed recorded in Bessemer Real 978, page 666 and re-recorded in Shelby Instrument 1993-31577. Said rights to expire one (1) year from date of foreclosure, i.e. 10-5-94.
3. 35 foot building line as shown by recorded Map.
4. Restrictions, Covenants and Conditions as shown by recorded Map.
5. Restrictions, Covenants and conditions appearing of record in Bessemer Real 802, page 453, in the Probate Office of Jefferson County, Alabama and in Real 390, page 675 in the Probate Office of Shelby County, Alabama.
6. Flight of Way granted to Alabama Power Company by instrument recorded in Volume 368, page 278, in the Probate Office of Jefferson County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Volume 341, page 104, in the Probate Office of Jefferson County, Alabama.
8. Easement for Alabama Power Company recorded in Real 337, page 735, in the Probate Office of Shelby County, Alabama.
9. Transmission Line Permit to Alabama Power Company recorded in Deed Book 139, page 424 in Probate Office.
10. Easement for ingress and egress recorded in Real 721, page 207 in Probate Office.
11. Articles of Incorporation and By-Laws of Shades Point Homeowners Association, Inc. and Restrictions, recorded in Real 802, page 446 and Real 802, page 487 in Probate Office.

TO HAVE AND TO HOLD, To the said Tim D. Goodsell and Ailsa B. Goodsell, 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 First Federal Bank, a Federal Savings Bank by Thomas C. Wicks, Chairman, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of July, 1994.

First Federal Bank


by, Thomas C. Wicks, Chairman

Inst # 1994-26845

08/30/1994-26845
11:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.00

Page Two of Deed from First Federal Bank to Tim D. Goodsell and Alisa B. Goodsell dated July 29th, 1994.

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas C. Wicks, Chairman, of First Federal Bank, a Federal Savings Bank, 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 28th day of July, 1994.

Sammy L. Lawler
Notary Public MY COMMISSION EXPIRES 8-28-96.
Affix Seal

STATE OF ALA. JEFFERSON CO.
BESSLER DIV. I CERTIFY
THIS INSTRUMENT FILED ON

1994 AUG 11 AM 11:08

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT
DEED TAX HAS BEEN PAID ON THIS STATEMENT

George W. Goodsell
JUDGE OF PROBATE

Inst # 1994-26845

08/30/1994-26845
11:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.00