

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Hattie V. Kizziah

PARCEL# 3-9-32-0-005-004

STATUTORY WARRANTY DEED

1995-01662

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SIXTY FIVE THOUSAND AND NO/100 DOLLARS (\$265,000.00), to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **FIRST FEDERAL BANK, A FEDERAL SAVINGS BANK**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **HATTIE V. KIZZIAH** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 4, according to the Survey of Greystone, 1st Sector, Phase V, as recorded in Map Book 16, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

Subject to all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated September 9, 1994, and recorded on September 9, 1994, Instrument# 1994-27908, in the Probate Office of Shelby County, Alabama, including but not limited to Greystone Residential Association, Inc. under and in accordance with the laws of the State of Alabama or the United States of America.

\$80,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, by Charles G. Wolbach, as President of FIRST FEDERAL BANK, a Federal Savings Bank, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 17th day of January, 1995.

FIRST FEDERAL BANK, a Federal Savings Bank

by: Charles G. Wolbach
its President

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles G. Wolbach whose name as President, of FIRST FEDERAL BANK, a Federal 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 for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal, this the 17th day of January, 1995.

Jammy J. Lawler
Notary Public

My Commission Expires: 8-28-96

01/20/1995-01662
10:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 193.50