

STATE OF ALABAMA)
)
SHELBY COUNTY)

SEND TAX NOTICE TO:
Jason C. Cline
Stephanie D. Cline

55 Milam Drive

Vincent, AL 35178

Inst # 1995-17573

CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighty Seven Thousand Five Hundred and no Dollars (\$87,500.00), to the undersigned Grantor, America's First Federal Credit Union, f/d/b/a America's First Credit Union, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt of which is hereby acknowledged by said GRANTOR does by these presents, GRANT, BARGAIN, SELL AND CONVEY to Jason C. Cline and wife, Stephanie D. Cline, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW 1/4 of the NE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows:

Commence at the NE corner of said Section; thence run West along the North line of said quarter-quarter section a distance of 1332.13 feet; thence turn 90 degrees 00 minutes left and run South a distance of 232 feet; thence turn 90 degrees 00 minutes right and run West a distance of 674.92 feet to the point of beginning; thence continue last course a distance of 280.00 feet to the Easterly right of way of Milam Road; thence turn 98 degrees 23 minutes 58 seconds left and run Southeasterly along said right of way a distance of 220.22 feet; thence 90 degrees 09 minutes 33 seconds and run Northeasterly leaving said right of way a distance of 250.62 feet; thence turn 81 degrees 26 minutes 29 seconds left and run North a distance of 180.56 feet to the point of beginning.

Minerals and mining rights excepted.

This conveyance is subject to all easements, rights-of-way and restrictions of record.

The property herein conveyed being one and the same property as described in Instrument recorded in Instrument number 1994 - 03649, and the combined properties recorded in Real Property Book 295, Page 432 and Real Property Book 284, Page 238.

TO HAVE AND TO HOLD, To the said GRANTEES, their heirs and assigns in fee simple forever, for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The GRANTOR does for itself, its successors and assigns, covenant with GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns, shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, hereto sets its signature and seal, this the 30th day of June, 1995.

AMERICA'S FIRST FEDERAL CREDIT UNION

By Kinda M. Connolly
Its President

07/05/1995-17573
06:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 98.50

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Linda M. Connelly, whose name as President of America's First Federal Credit Union 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 this conveyance, she as such officer, and with full authority, executed the same voluntarily for and as the act of said Credit Union.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 30th day of June, 1995.



Notary Public

Commission Expires: 4/28/97

THIS INSTRUMENT PREPARED BY:

Alan Stabler
Attorney for Grantor
1200 4th Ave N
Birmingham, AL. 35203

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SHELBY COUNTY JUDGE OF PROBATE
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