

SEND TAX NOTICE TO: William G. Purnell
2001 Jackson Lane
Helena, Al. 35080

This document prepared by: Sexton, LeBrun & Jones
3021 Lorna Rd.
Birmingham, Al. 35216

SPECIAL WARRANTY DEED

State of Alabama
Jefferson County

KNOW ALL MEN BY THESE PRESENTS, this deed made this 28 day of April, 1997, by and between NATIONAL BANK OF COMMERCE OF BIRMINGHAM a corporation, (hereinafter referred to as Grantor), and WILLIAM G. PURNELL AND EDNA A. PURNELL (hereinafter referred to as Grantees);

WITNESS THAT:

The Grantor does hereby for and in consideration of Sixty-three thousand five hundred and no/100 (\$63,500.00) Dollars, in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantees herein as joint tenants, with right of survivorship, the following described real estate in Shelby County, Alabama, to-wit:

Lot 74, according to the Survey of St. Charles Place, Phase 2, Sector 6, as recorded in Map Book 21, Page 77 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Rights of redemption and foreclosure deed dated February 26, 1997 recorded in Instrument #1997-06778 in the Probate Office of Shelby County, said rights to expire February 26, 1998.

To have and to hold, the same unto the Grantees 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.

And the Grantor does hereby covenant with Grantees, except as above noted that, at the time of delivery of this deed, the premises were free from all encumbrances made by it and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under it as Grantors herein but not otherwise.

IN WITNESS WHEREOF, the Grantor by William G. Sanders, as Senior Vice-President who is authorized to execute this conveyance, has hereunto set its signature and seal this the 28 day of April, 1997.

NATIONAL BANK OF COMMERCE OF BIRMINGHAM

BY: Will G. Sanders
WILLIAM G. SANDERS,
SENIOR VICE-PRESIDENT

05/01/1997-13444
11:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEI 14.50

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county in said state hereby certify that William G. Sanders, whose name as Senior Vice-President for National Bank of Commerce of Birmingham a corporation, 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 the 28th day
April, 1997.


NOTARY PUBLIC

My commission expires: 5/25/99

Inst # 1997-13444

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SEALY COUNTY JUDGE OF PROBATE
002 ME 14.50