

Send Tax Notice To:

James Anthony Wood and wife,
Deborah N. Wood
173 Glen Abbey Way
Alabaster, Alabama 35007

Prepared By:

James W. Fuhrmeister.

GRIFFIN, ALLISON, MAY, ALVIS & FUHRMEISTER

P. O. Box 380275

Birmingham, AL 35238

(205) 991-6367

Inst # 1997-30647

Statutory Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY)

Know all men by these presents, that in consideration of One Hundred Sixty Seven Thousand Five Hundred Dollars (\$167,500.00), to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, that **REGIONS BANK**, hereinafter called the Grantor, whether one or more, does hereby grant, bargain, sell and convey unto **JAMES ANTHONY WOOD AND WIFE, DEBORAH N. WOOD**, hereinafter called Grantee, whether one or more, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 70, according to the Survey of Weatherly, Glen Abbey, Sector 12, Phase 3, as recorded in Map Book 19, Page 155, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for 1997 and subsequent years not yet due and payable.
2. Building setback line of 30 feet reserved from Glenn Abbey as shown by plat.
3. Easements as shown by recorded plat, including 10 feet on the Northerly and Southerly sides of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1995-12193 and Inst. No. 1995-13054 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 127, Page 410 and Deed Book 194 page 30 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights

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- set out in Inst. #1994-24487 and Inst. #1995-14436 in Probate Office.
7. Agreement for ingress and egress as set out in Deed Book 289 page 858 in Probate Office.
 8. The warranties of title contained herein are subject to statutory rights of redemption in favor of Coastal Construction, Inc. and any other person or entity having the right to redeem under the law of Alabama, and/or Federal Tax Lien Act (26 U.S.C. Sec. 7425), and/or the laws of the United States; these include, but are not limited to, the Trustee in Bankruptcy of Coastal Construction, Inc. and all judgment creditors and lien holders of record. By accepting this deed, the Grantees herein acknowledge and agree that the Owner's Title Insurance Policy will make exception for such rights of redemption and further agree that this deed is subject to any loss, liability, damage, claim, expense, cost and attorney fee occasioned by the statutory right of redemption from the foreclosure on March 14, 1997 in the Probate Office of Shelby County, under state and federal law.
 9. Easements, restrictions, set-back lines, rights-of-way, and other limitations of records.

NOTE: This property does not constitute the homestead of the Grantor.

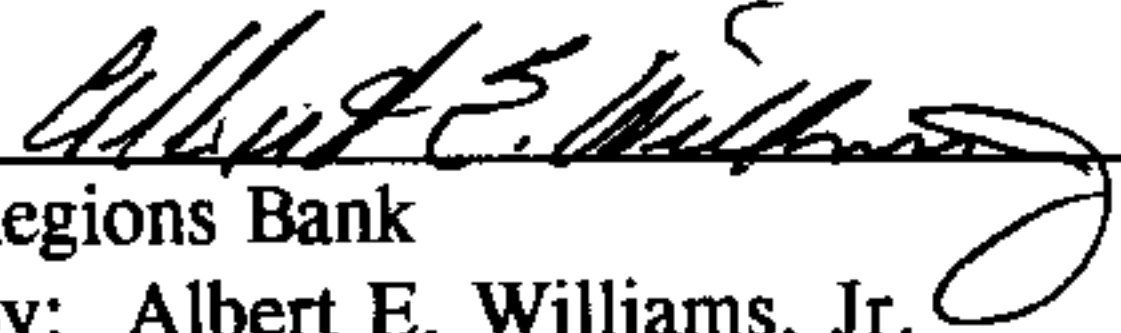
NOTE: \$150,750.00 of the above consideration was paid from a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

TO HAVE AND TO HOLD unto the said 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 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.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said grantor by its Vice President, who is authorized to execute this conveyance, hereto set its signature and seal, this 18 day of September, 1997.

 (Seal)
Regions Bank
By: Albert E. Williams, Jr.
Its: Vice President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Albert E. Williams, Jr. as Vice President of Regions Bank, 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 18 day of September, 1997.

Kimberly M. Melton
Notary Public
My commission expires: 3-1-99

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