

Send Tax Notice To:
Paul L. & Shirley Clapp
428 Wynlake Lane
Alabaster, AL 35007

This Instrument Prepared By:
John G. Lowther, Attorney
3500 Independence Drive
Birmingham, AL 35209
Prepared Deed Only For Seller

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred Forty Nine Thousand Nine Hundred and NO/100 (\$149,900.00) Dollars and other valuable consideration to the undersigned GRANTOR, National Bank of Commerce of Birmingham, A National Banking Association, (HEREINAFTER REFERRED TO AS GRANTOR) in hand paid by Paul L. Clapp & wife, Shirley Clapp, (HEREINAFTER REFERRED TO AS GRANTEEES), the receipt whereof is hereby acknowledged, the said GRANTOR does Grant, Bargain, Sell and Convey unto the said GRANTEEES the following described real estate situated in Shelby County, Alabama, to-wit: *jointly for life with right of survivorship

Lot 23, according to the Survey of Wynlake Subdivision, Phase II, as recorded in Map Book 20, Page 12 A & B in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes and assessments for the year 1999, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the property.
3. Less and except any mineral rights not owned by Grantor.
4. 35-foot building set back line from Shadow Run Lane as shown on recorded map of said subdivision.
5. 10-foot utility easement across the North and East sides of said lot as shown on recorded map.
6. Permits to Alabama Power Company recorded in Deed Book 113, Page 277 and Deed Book 121, Page 191 in the Probate Office of Shelby County, Alabama.

06/21/1999-25808
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MHS 41.00

Inst # 1999-25808

7. Easement to Alabama Power Company recorded in Real Book 40, Page 202 in the Probate Office of Shelby County, Alabama.
8. Right of way to Shelby County recorded in Deed Book 245, Page 264 in Probate Office.
9. Easement to State of Alabama recorded in Deed Book 133, Page 33.
10. Title to minerals underlying caption land reserved in Real Book 15, Page 375.
11. Restrictions as recorded in Inst. No. 1995-30874 and Inst. No. 1996-26736 in the Probate Office of Shelby County, Alabama.

~~TO HAVE AND TO HOLD unto the said GRANTEE, their heirs and assigns~~

No word, words, or provisions of this instrument are intended to operate as to imply covenants of warranty except the following: GRANTOR does hereby specially warrant the title to said property against lawful claim of all persons claiming by, through or under the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR has caused this instrument to be executed by its duly authorized officer on this 17th day of June, 1999.

National Bank of Commerce of
Birmingham, A National Banking
Association

By: William G. Sanders, Jr.
William G. Sanders, Jr.
Its: Executive Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that William G. Sanders, Jr., whose name as Executive Vice President of National Bank of Commerce of Birmingham, A National Banking Association 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 Bank.

Given under my hand and official seal this 17th day of June, 1999.

Inst # 1999-25808

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Notary Public

My Commission Expires: _____