

This instrument was prepared by:  
**D. Wade Ramsey, Esquire**  
**Ramsey & Associates, L.L.C.**  
300 Office Park Drive, Suite 309  
Birmingham, Alabama 35223

Send Tax Notice To:  
Edward Adams  
  
1100 Highway 47  
Columbiana, AL 35051

### STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

11/19/1999-47409  
10:57 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJI 12.00

Inst • 1999-47409

Know All Men by These Presents: That for and in consideration of Fifteen Thousand and 00/100 (\$15,000.00), to the undersigned grantor(s), **Bank of America, FSB**, in hand paid by Grantee, the receipt of which is hereby acknowledged I/we the said Grantor, does hereby grant, bargain, sell and convey unto the said **Edward Adams**, the following described real estate, situated in **SHELBY County, Alabama**, to wit:

Beginning at a point on the East 40 foot right of way line of the L & N Railroad Company, being marked by an iron pipe (said point being the NW corner of the Alfred McClanahan lot); thence run N 23 degrees 54 minutes W, along the said E 40 foot right of way line of L & N Railroad, a distance of 482.34 feet to the point of beginning of the lot herein described; thence turn a 90 degrees angle to the right and run N 66 degrees 06 minutes E a distance of 135.02 feet to a point on the SW 40 foot right of way of Columbiana - Shelby Road; thence run N 20 degrees 20 minutes W, 100 feet to a 6" by 6" concrete marker; thence turn a 90 degree angle to the right and run 15 feet to the W right of way line of Columbiana - Shelby paved road; thence N 20 degrees 20 minutes W along said right of way line 147.17 feet; thence turn an angle of 90 degrees to the left and run W 15 feet to a 6" by 6" concrete marker; thence continue in a Northerly direction along said right of way line of Columbiana - Shelby paved road, 223 feet to a point; thence turn a 90 degree angle to the left and run W to the E right of way line of the L & N Railroad right of way; thence S 23 degrees 54 minutes E along said railroad right of way 466.25 feet, more or less to the point of beginning of the lot herein described; said land being situated on the W side of the Columbiana - Shelby paved road and is lying in the NW 1/4 of the SW 1/4, NE 1/4 of the SW 1/4 and SE 1/4 of the SW 1/4, Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

#### SUBJECT TO:

1. \$19,000.23 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneous herewith.
2. Ad Valorem taxes for 2000 and subsequent years, said taxes being a lien but not due and payable until October 1, 1999. PID#21-7-36-0-000-013.000
3. 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 the 7<sup>th</sup> day of July, 1999 and recorded in Inst. #1999-28432, in the Probate Office of Shelby County, Alabama, of that certain mortgage executed by Stephen A. Eloff and Melissa Eloff to Bank of America, FSB, recorded in Inst. #1998-11403, under and in accordance with the laws of the State of Alabama or the United States of America. Said rights to expire one (1) year from July 7, 1999.

To Have and to Hold unto Edward Adams and his/her heirs and assigns forever.

In Witness Whereof, I/we have hereunto set my/our hands and seals, this 29<sup>TH</sup> day of OCTOBER, 1999.

Bank of America, FSB

By: Michael F. Nasse  
Name Printed: Michael F. Nasse  
Title: Vice President

STATE OF CALIFORNIA )  
SAN DIEGO COUNTY )

acknowledge

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Michael F. McElisde, whose name as Vice President of Bank of America, FSB 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/she in his/her capacity and 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 29<sup>th</sup> day of October, 1999.

Mary McElisde  
NOTARY PUBLIC  
My commission expires: Apr. 16, 2003



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