

PREPARED BY: SUNNY HENDERSON - Triunator Law Firm, 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: FLOYD C. SRYGLEY AND ANNE M. SRYGLEY, 307 FRAN LANE, MONTEVALLO, AL 35115

CORPORATE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY FOUR THOUSAND AND NO/100 DOLLARS (\$74,000.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, FIRST TENNESSEE BANK, a corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, FLOYD C. SRYGLEY AND WIFE, ANNE M. SRYGLEY (herein referred to as GRANTEE) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 34, BLOCK 5, GREEN VALLEY, 4TH SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to 30 foot building and setback line from Fran Lane as recorded in Map Book 7, Page 10.
- (5) Subject to Easement 10 foot along east property line as recorded in Map Book 7, Page 10.
- (6) Subject to Easement 10 foot across rear property line as recorded in Map Book 7, Page 10.
- (7) Subject to All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated Dec. 29, 1999 and recorded on Feb. 10, 2000 in Instrument 2000-04513.

TO HAVE AND TO HOLD Unto the said GRANTEE 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.

Said party of the first part (GRANTOR) does hereby covenant with the said party of the second part (GRANTEE) that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except as stated hereinabove and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through, or under Grantor, but not farther or otherwise.

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

27th IN WITNESS WHEREOF, the undersigned officer on behalf of the corporation has placed its hand and seal, on APRIL 2000.

FIRST TENNESSEE BANK

BY: JAMES HALFORD
ITS ASSET DISPOSITION MANAGER

STATE OF TENNESSEE)
COUNTY OF Knox

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that JAMES HALFORD, whose name is signed as ASSET DISPOSITION MANAGER of FIRST TENNESSEE BANK, a corporation, to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he, in such capacity, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the APRIL 27th, 2000

My commission expires

Notary Public

05/22/2000-16763
10:56 AM CERTIFIED
SHELBY COUNTY JUNE 17 2000
JUL 10 2000