

Send Tax Notice To:
Bruce L. McCormick
Gila C. McCormick
722 11th Terrace
Pleasant Grove, AL 35127

Inst 2001-47077

01:49:16 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
15.00
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THIS INSTRUMENT PREPARED BY:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 N. 18th Street
Bessemer, Alabama 35020

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$235,000.00) DOLLARS to the undersigned grantor, FIRST FEDERAL SAVINGS BANK, a corporation (herein referred to as grantors) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said grantor does by these presents grant, bargain, sell and convey unto BRUCE L. MCCORMICK and GILA C. MCCORMICK (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 406-A, according to the Resurvey of Lots 406 through 422, Amended Map of Old Cahaba, Lakewood Sector, as recorded in Map Book 26, Page 43, in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Taxes for the year 2002 and subsequent years not yet due and payable.
- (2) 20 foot building line from Old Cahaba Place.
- (3) Right(s) of way to Right(s) of way to Shelby County, as recorded in Volume 155, Page 331; Volume 155, Page 425 and Lis pendens Book 2, Page 165.
- (4) Right of Way granted to Alabama Power Company in Volume 247, Page 853; Volume 131, Page 447 and Volume 139, page 238.
- (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Volume 61, Page 164.
- (6) Right(s) of way to Bell South Mobility in Inst. # 1996/26454.
- (7) Covenants and agreements as to roadway easement in Volume 133, Page 277.
- (8) Timber Deed in Inst. # 1997/28869.
- (9) Restrictions appearing of record in Inst. # 1998/29995; Inst.

1998/29993/ Inst. # 1998/19220; Inst. # 1999/29872; Inst. # 1999/42849 and Inst. # 1999/2669.

(10) Riparian and other rights created by the fact that subject property fronts on Cahaba River and Lake.

The above recited consideration is furnished through a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES, as joint tenants with right of survivorship.

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

IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this 25th day of October, 2001.

First Federal Savings Bank

By: 
Jeff Williams
Its Vice President

STATE OF ALABAMA

GENERAL ACKNOWLEDGMENT

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeff Williams, whose name as Vice President of First Federal Savings 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 25th day of October, 2001.


Notary Public

My Commission Expires: 4-8-2005

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SHELBY COUNTY JUDGE OF PROBATE
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