

SEND TAX NOTICES TO:
JANE L. ROY & DOUGLAS M. ROY
617 MEADOW RIDGE DRIVE
BIRMINGHAM, AL 35243

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Three Thousand and No/100 Dollars (\$203,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **FIRST FEDERAL BANK**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **JANE L. ROY and DOUGLAS M. ROY**, as joint tenants with rights of survivorship, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 24, according to the Survey of Meadow Brook Cluster Homes, 2nd Sector, as recorded in Map Book 22, Page 110, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2002 and of subsequent years not yet due and payable; and 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 10th day of September, 2001, and recorded in Instrument No: 2001-38951, in the Probate Office of Shelby County, Alabama, of that certain mortgage executed by Oakleaf Construction, Inc. to First Federal Bank, recorded in Instrument No: 1999-44410. Said rights of redemption to expire one year from September 10, 2001.

\$192,850.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors 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 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.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs, executors, successors 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 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 Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 31st day of December, 2001.

**FIRST FEDERAL BANK
(GRANTOR)**

By: Barry Thompson SVP
Barry Thompson
Its: Sr. Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barry Thompson, whose name as Senior Vice President of First Federal Bank, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation on the day the same bears date.

Given under my hand and official seal, this the 31st day of December, 2001.

Anne R. Strickland

NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/11/05

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244
(205) 733-1303

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Inst # 2002-01206

01/08/2002-01206
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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SHELBY COUNTY JUDGE OF PROBATE