

Send tax notice to:
James Tevis
2204 Summit Place
Birmingham, Alabama 35243

This instrument prepared by:
James R. Moncus, Jr.
1313 Alford Avenue
Birmingham, Alabama 35226

Inst. # 2002-02744
01/15/2002-02744
03:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 15.00

STATE OF ALABAMA
JEFFERSON COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Thousand and No/Dollars (\$230,000.00) in hand paid to the undersigned First Federal Bank, a Federal Savings Bank (hereinafter referred to as "Grantor") by James Tevis (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Survey of Windchase Givianpour's Addition, as recorded in Map Book 18, Page 55 A & B, in the Probate Office of Shelby County, Alabama.

All rights of redemption arising from that certain foreclosure deed recorded in Instrument 2001-38950, said rights to expire September 10, 2002.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2002.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in the Probate Office.
3. Rights of Way and easements to Alabama Power Company as recorded in the Probate Office.
4. Easements or Encroachments as shown by recorded plat.

\$280,818.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

AND THE GRANTOR DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances

