

Send Tax Notice To:

American Trust Life Insurance Co.
P. O. Box 11385
Birmingham, AL 35202.

THIS INSTRUMENT PREPARED BY:

NAME: Elvira Willoughby
1614 3rd Avenue North
ADDRESS: Birmingham, AL 35203

Form 1-86

CORPORATION FORM WARRANTY DEED- ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100-----(\$1,000.00)---- DOLLARS,

of the undersigned grantor, African American Institute, Incorporated, a corporation, of and paid by American Trust Life Insurance Company

the receipt of which is hereby acknowledged, the said African American Institute, Inc.

does by these presents, grant, bargain, sell and convey unto the said American Trust Life Insurance Company

the following described real estate, situated in Jefferson County, Alabama, to wit:

Lot 15, Block 70, present plan and survey of Birmingham situated in Jefferson County, Alabama, Elyton Land Company, survey unrecorded and not available.

Grantee herein agrees to assume and pay that certain mortgage Earl F. Williard to William Parker, recorded in Real 2971, Page 224, and that certain mortgage from Earl F. Williard to SouthTrust Bank, NA recorded in Real 3171, Page 292.

TO HAVE AND TO HOLD, To the said American Trust Life Insurance Company, it's heirs and assigns forever.

And said African American Institute, Inc. does for itself, its successors and assigns, covenant with said American Trust Life Insurance Company, it's

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, 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 American Trust Life Insurance Company, it's

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said African American Institute, Inc. by its

President, Merriman L. Melendon, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 28th day of June, 1995

ATTEST:

AFRICAN AMERICAN INSTITUTE, INC.

RITA HALL
Secretary

MERRIMAN L. MELENDON
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Elvira Willoughby, a Notary Public in and for said County, in said State, hereby certify that Merriman L. Melendon whose name as President of African American Institute, Inc. a corporation, is signed to the foregoing conveyance, he, as such officer and with full authority, executed the same voluntarily for and as

Given under my hand and seal this 28th day of June, 1995.

EXHIBIT
40

Elvira Willoughby

Know All Men By These Presents, That the undersigned American Trust Life Insurance Company, and acknowledge full payment of the indebtedness secured by that certain (Real Property) (Personal Property) mortgage executed by African American Institute, Incorporated, which said mortgage was recorded in the office of the Judge of Probate Court of Jefferson County, Alabama, in Book No. 9317, Page No. 469, and assigned to _____ in _____ Book No. _____ Page _____, and the undersigned does hereby hereby release and satisfy said mortgage.

THIS INSTRUMENT PREPARED BY:
Elvira Willoughby, Notary Public
1614 3rd Avenue North
Birmingham, AL 35203

In Witness Whereof, the undersigned, American Trust Life Insurance Company has caused these presents to be executed this _____ day of _____, 1995.

American Trust Life Insurance Company
BY: John R. Hilliard
JOHN R. HILLIARD, PRESIDENT

STATE OF ALABAMA
JEFFERSON COUNTY

GENERAL ACKNOWLEDGEMENT

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that _____ whose name 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 the instrument, he executed the same voluntarily on the day the same bears date.
Given under my hand and Official seal this _____ day of _____, 1995.

Judge of Probate
Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

CORPORATE ACKNOWLEDGEMENT

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that John R. Hilliard whose name is President of American Trust Life Insurance Company a corporation, 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 the instrument, 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 _____ day of June, 1995.

Judge of Probate
Notary Public