

STATE OF ALABAMA)
COUNTY OF SHELBY)

10706

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Eighty-seven Thousand and No/100 (\$87,000.00) Dollars cash in hand paid by Ronald B. Luster and Sandra O. Luster (hereinafter referred to as Grantees) to Eva H. House and Birmingham Trust National Bank as Executors of the Estate of L. R. House, Deceased (hereinafter referred to as Grantors), the receipt of which is hereby acknowledged, the said Grantors do hereby grant, bargain, sell, and convey unto the said Grantees, as joint tenants with right of survivorship, and not as tenants in common, the following described real estate situated in Shelby County, Alabama, to-wit:

TRACT 1

Lot 6, Block 5, according to the survey of Indian Springs Ranch, as recorded in Map Book 4, page 29, in the Probate Office of Shelby County, Alabama.

TRACT 2

A tract of land situated in the SW 1/4 of the SW 1/4 of Section 28, Township 19 S., Range 2 W., Shelby County, Alabama and being more particularly described as follows:

From the NW corner of the SW 1/4 of the SW 1/4 of Section 28, Township 19 S., Range 2 W., run southerly along the west line of the said 1/4 - 1/4 for 81.65 feet to a point on the southerly right-of-way line of the Cahaba Valley Road; thence 121° 59' 15" to the left and northeasterly along said southerly right-of-way line 48.89 feet; thence 96° 14' right and southeasterly 527.58 feet to the point of beginning of the land herein described; thence 36° 39' 00" left and run southeasterly 180.45 feet; thence 52° 31' 30"

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Shelby Cnty Judge of Probate, AL
07/07/1977 12:00:00AM FILED/CERT

Michael Romeo

BOOK 306 PAGE 523

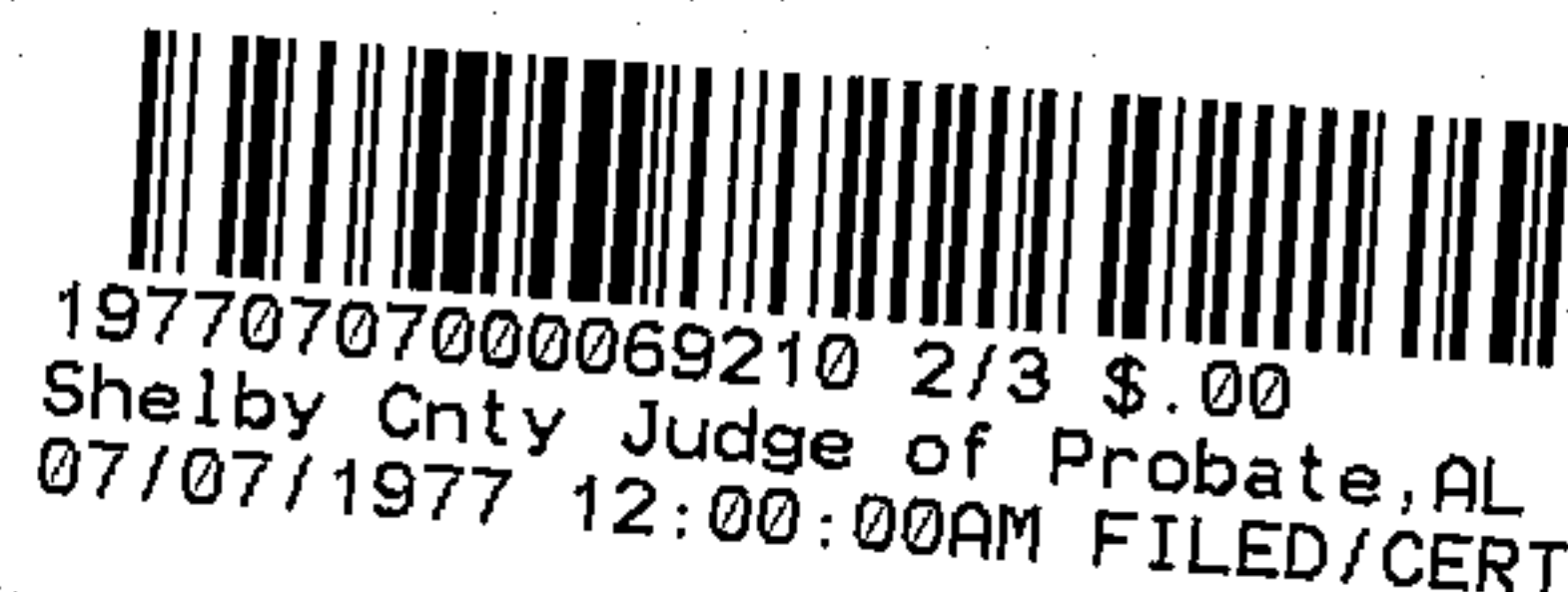
left and northeasterly 100.07 feet; thence 87° 39' 20" right and southeasterly 40.55 feet; thence 8° 00' 45" left and southeasterly 37.20 feet; thence 14° 04' 18" right and southeasterly 108.57 feet; thence 6° 41' 48" right and southeasterly 107.39 feet; thence 44° 31' 30" right and southwesterly 82.19 feet; thence 29° 55' 06" right and southwesterly 61.20 feet; thence 63° 38' 12" left and southerly 109.46 feet; thence 15° 19' 54" left and run southeasterly 23.49 feet; thence 104° 30' 01" left and run northeasterly 476.91 feet; thence 104° 49' 11" left and run northwesterly 509.09 feet; thence 52° 18' 14" left and run southwesterly 299.83 feet to the point of beginning and containing 2.993 acres, more or less.

Subject to existing easements and restrictions.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever; subject, however, to taxes on said property for the year 1977, which the Grantees hereby assume and agree to pay when due.

The within deed is executed by Eva H. House and Birmingham Trust National Bank, solely in their capacities as Co-Executors and under the powers and authority therein contained, to which reference is made for a description of said powers and authority. It is understood that Eva H. House in her individual capacity and Birmingham Trust National Bank in its individual or corporate capacity are not parties hereto and shall not be liable hereunder on any account whatsoever.

IN WITNESS WHEREOF, Eva H. House and the Birmingham Trust National Bank, as Executors of the Estate of L. R. House, Deceased, have caused this deed to be executed for them and in their names by Eva H. House and John C. Cate, Jr., Vice President of Birmingham Trust National Bank, who is duly authorized, and the corporate seal of Birmingham Trust National Bank to be hereunto affixed on this 22 day of June, 1977.



Eva H. House
Eva H. House, and

ATTEST:

BIRMINGHAM TRUST NATIONAL BANK
AS EXECUTORS OF THE ESTATE OF
L. R. HOUSE, DECEASED

Ronald Moss
TRUST OFFICER-REAL ESTATE
STATE OF ALABAMA)
COUNTY OF SHELBY)

By: John C. Cale, Jr.
Vice President

I, MARRENE M. WILSON, a Notary Public in
and for said County in said State, hereby certify that
Eva H. House, whose name as Co-Executor of the Estate of
L. R. House, deceased, 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, she,
as such Co-Executor and with full authority, executed the
same voluntarily in her capacity as aforesaid

Given under my hand and official seal on this
23 day of June, 1977.

Marrene M. Wilson
Notary Public

My commission expires 2/21/79.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, MARRENE M. WILSON, a Notary Public in
and for said County in said State, hereby certify that
John C. Cale, Jr., whose name as Vice
President of Birmingham Trust National Bank, a national
banking association acting as Co-Executor of the Estate of
L. R. House, deceased, 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 association acting in
its capacity as Co-Executor as aforesaid.

Given under my hand and official seal on this 22 day
of June, 1977.

Marrene M. Wilson
Notary Public

My commission expires 2/21/79.



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Shelby Cnty Judge of Probate, AL
07/07/1977 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

22 July 1977
1977 JUL -7 PM 3:06

Thomas B. Brown, Jr.
JUDGE OF PROBATE

Dec Mtg 366-968

Rev 450
Ind 1.00

\$ 23.00