

This instrument prepared by Clifford W. Bagwell, SouthTrust Bank of Alabama, National Association, P. O. Box 2554, Birmingham, AL 35290.

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty Five Thousand and no/100 Dollars (\$25,000.00) to the undersigned Grantor, SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank"), (hereinafter called Grantor), in hand paid by Charlie Acker (hereinafter called Grantee), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee the real estate described on attached Exhibit "A".

Subject to:

1. Ad Valorem Taxes for 1985;
2. Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded/unrecorded easements, deficiencies in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundry lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property; and,
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 321 page 345; Deed Book 285 page 489 and Deed Book 287 page 506 in Probate Office.

Grantor does for itself, its successors and assigns forever retain and reserve a non exclusive easement of ingress and egress across, on, and under property for the purpose of maintaining existing sewer lines and facilities, including lift station located within property. Said easements to be 5 feet on either side of the center line of the existing sewer lines. An easement for ingress and egress to sewer lift station shall be along the boundries of a dirt and gravel road currently on property which provides access to said lift station.

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

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its duly authorized officer and its seal affixed this 15th day of July, 1985.

SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank")

BY: Donald S. Lundy
ITS: Senior Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Donald S. Lundy, whose name as Senior Vice President of SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank"), a national banking association, is signed to the foregoing conveyance and who is known to me to be such officer, 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 SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank").

Given under my hand and official seal this 15th day of July, 1985.

Charlie Acker
2045 - Chandlerway Dr.

Donald S. Lundy
Notary Public

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EXHIBIT "A"

Description of a parcel of land situated in Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

From the northeast corner of the northwest quarter of the southeast quarter of said Section 1, run thence in a southwesterly direction at an angle of $46^{\circ}-14'-42''$ southwest of the east line of said quarter-quarter section for a distance of 183.69 feet; thence turn an angle to the right of $89^{\circ}-41'-22''$ and run in a northwesterly direction for a distance of (682.00 feet, recorded) 681.68 feet (measured) to the point of beginning of the parcel herein described; thence turn an angle to the right of $(81^{\circ}-04'-00'', \text{ recorded}) 80^{\circ}-59'-44''$ (measured) and run in a northeasterly direction for a distance of (488.00 feet, recorded) 488.60 feet (measured); thence turn an angle to the left of $(90^{\circ}-00', \text{ recorded}) 90^{\circ}-10'-08''$ (measured) and run in a northwesterly direction for a distance of (110.0 feet, recorded) 109.6 feet (measured); thence turn an angle to the right of $(90^{\circ}, \text{ recorded}) 90^{\circ}-01'-55''$ (measured) and run in a northeasterly direction for a distance of 55.00 feet; thence turn an angle to the left of 90° and run in a northwesterly direction for a distance of 140.00 feet; thence turn an angle to the right of 90° and run in a northeasterly direction for a distance of 120.00 feet; thence turn an angle to the left of $(90^{\circ}, \text{ recorded}) 90^{\circ}-00'-43''$ (measured) and run in a northwesterly direction for a distance of 154.87 feet to the easternmost corner of Lot 235, Chandalar South Sixth Sector, as recorded in Map Volume 7 on Page 49 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of $(90^{\circ}, \text{ recorded}) 89^{\circ}-50'-26''$ (measured) and run along the southeasterly line of said Lot 235 for a distance of (155.00 feet, recorded) 155.26 feet (measured); thence turn an angle to the right of $53^{\circ}-53'-14''$ and run along the southern line of said Lot 235 for a distance of 160.54 feet to its southwest corner, said point being on the easterly right-of-way of a public road, said road being in a curve to the right having a radius of 304.75 feet and a central angle of $7^{\circ}-43'-38''$; thence run in a southerly direction along said easterly right-of-way of said public road for a distance of 41.10 feet, the chord to said arc in said right-of-way line being 41.07 feet long and forming an angle with the previous call of $93^{\circ}-51'-48''$; thence turn an angle to the right of $(93^{\circ}-51'-48'', \text{ recorded}) 94^{\circ}-26'-57''$ (measured) from said chord and run in a northeasterly direction across said road for a distance of (60.00 feet, recorded) 59.54 feet (measured) to the southeasterlymost

corner of Lot 234 of said Chandalar South Sixth Sector; thence turn an angle to the left of $(25^{\circ}-13'-54'', \text{ recorded}) 25^{\circ}-51'-43''$ (measured) and run along the southeast line of Lots 234 and 233 for a distance of 212.52 feet to the southwesterly corner of said Lot 233; thence turn an angle to the left of $21^{\circ}-13'-26''$ and run in a southwesterly direction along the southeasterly line of Lot 232 for a distance of 147.95 feet to the southwesterly corner of said lot; thence turn an angle to the left of $17^{\circ}-30'-00''$ and run in a southwesterly direction for a distance of (120.00 feet, recorded) 120.08 feet (measured) along the southeasterly line of Lot 231; thence turn an angle to the right of $(25^{\circ}-30'-00'', \text{ recorded}) 25^{\circ}-32'-43''$ (measured) and run in a southwesterly direction along the south line of Lot 231 for a distance of 98.31 feet; thence turn an angle to the left of $60^{\circ}-08'-44''$ and run in a southerly direction for a distance of 57.78 feet to a point on the north line of Lot 186, Chandalar South Fourth Sector as recorded in Map Book 6 at Page 69 in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle to the left of $82^{\circ}-01'-57''$ and run in an easterly direction along the north line of said Lot 186 for a distance of 61.09 feet; thence turn an angle to the right of $(38^{\circ}-15'-00'',$

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recorded) $39^{\circ}-16'-15''$ (measured) and run in a southeasterly direction along the northeasterly lines of Lots 186 and 187 for a distance of 302.16 feet to a PI point on the east line of Lot 187; thence turn an angle to the right of $(81^{\circ}-35'-00'', \text{ recorded})$ $81^{\circ}-37'-09''$ (measured) and run in a southwesterly direction along the easterly line of Lot 187 for a distance of $(84.18 \text{ feet, recorded})$ 84.19 feet (measured) to a PI point in the easterly line of Lot 187; thence turn an angle to the left of $34^{\circ}-00'-00''$ and run in a southerly direction along the easterly line of said Lot 187 and Lot 189 for a distance of 166.54 feet to a PI point in the easterly line of Lot 189; thence turn an angle to the left of $33^{\circ}-45'-00''$ and run in a southeasterly direction along the easterly line of said Lot 189 for a distance of $(100 \text{ feet, recorded})$ 100.01 feet (measured) to the northeasterly corner of Lot 113, Chandalar South Second Sector as recorded in Map Volume 6 on Page 12 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of $(31^{\circ}-00'-00'', \text{ recorded})$ $31^{\circ}-05'-33''$ (measured) and run along the northeasterly lines of Lots 113, 112 and 111, of said Chandalar South Second Sector for a distance of $(282.00 \text{ feet, recorded})$ 281.69 feet (measured) to the northwesterly corner of Lot 87 of said Chandalar South Second Sector; thence turn an angle to the left of $(49^{\circ}-30'-00'', \text{ recorded})$ $49^{\circ}-23'-52''$ (measured) and run along the northwesterly line of Lot 87 for a distance of $(156.00 \text{ feet, recorded})$ 155.98 feet (measured); thence turn an angle to the left of $100^{\circ}-41'-27''$ and run in a northwesterly direction for a distance of 414.56 feet; thence turn an angle to the right of $67^{\circ}-54'-31''$ and run in a northeasterly direction for a distance of 218.82 feet; thence turn an angle to the right of $98^{\circ}-08'-46''$ and run in a southeasterly direction for a distance of 216.22 feet to the point of beginning.

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT IS
1985 JUL 16 AM 10:25
James A. [Signature]
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		25.00
Mineral Tax		
Recording Fee		7.50
Index Fee		1.00
TOTAL	\$	33.50