

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

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STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifteen Thousand and No/100 (\$15,000.00) Dollars 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 ✓ Sherman Holland, Jr., (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 1988;
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;
3. Mineral and mining rights; and,
4. Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 264, page 28 in Probate Office.

The Grantor is not making any warranty, express or implied, in connection with the present or future condition of the above described real estate, or any house or other improvements located thereon; said real estate, house and improvements are being conveyed to the Grantee in the property's "as is" condition.

TO HAVE AND TO HOLD to the Grantee, his heirs 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 16th day of September, 1988.

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

BY: William C. Patterson
ITS: Executive 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 William C. Patterson, whose name as Executive 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 16th day of September, 1988.

COMMISSION EXPIRES JUNE 6, 1991

Catherine R. P. in

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1. Deed Tax 15.00
 2. Mtg. Tax _____
 3. Recording Fee 5.00
 4. Indexing Fee 1.00
 TOTAL 21.00

EXHIBIT "A"

88 SEP 16 PM 4:01
 JUDGE OF PROBATE
 I CERTIFY THIS INSTRUMENT WAS FILED

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:
 From the SE corner of said SW 1/4 of SE 1/4 run thence in a northerly direction along the east line of said 1/4 1/4 section for a distance of 100.05 feet to a point on the north line of an Alabama Power Company right of way, said point being the point of beginning of the parcel herein described; thence continue in a northerly direction along said east line of said 1/4 1/4 section for a distance of 615.71 feet to the SE corner of that lot for building 11 of Chandalar South Townhouses as recorded in Map Book 7 page 166 in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle to the left of 90 deg. 00 min. and run in a westerly direction along the south line of said lot for a distance of 110.0 feet to a point on the easterly right of way line of a public road called Chandalar Court; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a southerly direction along said easterly right of way line for a distance of 45.0 feet to the end of said street; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run in a westerly direction along the end of said road and the south line of that lot for buildings 7 and 8 of said Chandalar South Townhouses for a distance of 257.88 feet; thence turn an angle to the right of 65 deg. 21 min. 15 sec. and run northwesterly along the west line of said lot for buildings 7 and 8 for a distance of 21.02 feet; thence turn an angle to the left of 98 deg. 04 min. 30 sec. and run in a southwesterly direction along the southeasterly line of lot 4 of said Chandalar South Townhouses for a distance of 55.0 feet; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a southeasterly direction along the east line of lot 3 of said Chandalar South Townhouses for a distance of 296.43 feet; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run southwesterly along the south line of said lot 3 and the right of way of Chandalar Court, a public road, for a distance of 170.0 feet; thence turn an angle to the right of 90 deg. 00 min. and run northwesterly along the southwest right of way line of said Chandalar Court for a distance of 21.43 feet to the southeast corner of lot 2 of said Chandalar South Townhouses; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a southwesterly direction along the south line of said lot 2 for a distance of 110.0 feet to a point on the east line of a 100 feet Alabama Power Company right of way; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a southeasterly direction along said east right of way line for a distance of 194.91 feet (map) 194.96 feet (measured); thence turn an angle to the left of 55 deg. 23 min. 00 sec. (map) 55 deg. 23 min. 20 sec. (measured) and run in an easterly direction along the north right of way line of said Alabama Power Company right of way for a distance of 404.70 feet (map) 404.67 (measured) to the point of beginning. Being situated in Shelby County, Alabama.

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