

This instrument prepared by Scott Hilley, 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 Thirty Thousand Dollars (\$30,000) to the undersigned Grantor, SouthTrust Bank of Alabama, National Association, (hereinafter called Grantor), in hand paid by David A. Kovakas, (hereinafter called Grantee), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Jefferson County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

1. Ad Valorem Taxes for 1992;
2. Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded/unrecorded easements, deficiencies in quantity of ground, overlaps, overhangs, and discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property;
3. Right of way for the State of Alabama as recorded in Volume 282, page 370 in the Probate Office of Shelby County, Alabama.
4. Right of way for Southern Bell Telephone and Telegraph Company recorded in Real 14, page 894 in the Probate Office of Shelby County, Alabama.
5. Easement for the Town of Wilsonville recorded in Volume 341, page 867 in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Volume 166, page 319, in the Probate Office of Shelby County, Alabama.
7. Right of way for Alabama Power Company recorded in Volume 131, page 469 and Volume 1669, page 325 in the Probate Office of Shelby County, Alabama.
8. Less and Except any part lying within Mardis Ferry Road.
9. Subject to that certain statutory right of redemption to all who may be entitled to redeem under the laws of the State of Alabama.

\$27,000.00 of the purchase price recited herein was paid from proceeds of mortgage loan closed simultaneously herewith

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SHELBY COUNTY JUDGE OF PROBATE
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David A. Kovakas

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/her 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 1st day of April, 1992.

SouthTrust Bank of Alabama, National
Association

BY: William C. Patterson
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, 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.

Given under my hand and official seal this the 1st day of April, 1992.

Diane Ige Burgess
Notary Public
My Commission Expires December 4, 1995

EXHIBIT "A"

Commence at the SW corner of Section 12, Township 21 South, Range 1 East and run East along the South line of said Section 1108.23 feet to the Easterly right of way of Old Lokey Ferry Road; thence 129 degrees 8 minutes 24 seconds left and run Northwesterly along said right of way 652.7 feet to the point of beginning; thence continue along said right of way 105.0 feet; thence 66 degrees 45 minutes right and run Northeasterly 155.19 feet; thence 102 degrees 05 minutes right and run Southeasterly 122.09 feet; thence 77 degrees 47 minutes 53 seconds right and run Southwesterly 157.86 feet to the point of beginning.

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