

SEND TAX NOTICE TO:

H.E. Shepherd  
635 Riverchase Parkway West  
Birmingham, AL 35244

SEND TAX NOTICE TO:  
H. E. Shepherd and  
Patricia J. Ferguson

STATUTORY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That for and in consideration of Fifty-Three Thousand and No/100 (\$53,000.00) DOLLARS and other good and valuable considerations, to the undersigned grantor, NATIONAL BANK OF COMMERCE OF BIRMINGHAM, A National Banking Association, (hereinafter referred to as "Grantor"), in hand paid, H. E. SHEPHERD and PATRICIA J. FERGUSON (hereinafter referred to as "Grantees"), the receipt, adequacy and sufficiency whereof are hereby acknowledged, the said NATIONAL BANK OF COMMERCE OF BIRMINGHAM, A National Banking Association, does by these presents, grant, bargain, sell and convey unto the said H. E. SHEPHERD and PATRICIA J. FERGUSON the following real estate, located and situated in Shelby County, Alabama, to-wit:

Lot 1210-B, according to a Resurvey of Lots 1210-A and 1211 Riverchase Country Club 19th Addition, recorded in Map Book 15, page 8, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

1. Ad valorem taxes for the year 1996, which are a lien, but not yet due and payable until October 1, 1996.
2. Easement(s) as shown by recorded map.
3. Building line as shown by recorded map.
4. Restrictions or covenants recorded in Misc. Volume 14, page 536; Misc. Volume 17, page 550; and Misc. Volume 34, page 549.
5. Restrictions or covenants recorded in Real 334, page 611.
6. Restrictions and agreement with Alabama Power Company recorded in Misc. Volume 24, page 861.
7. Right of way granted to Alabama Power Company by instrument recorded in Misc. Volume 23, page 717.
8. Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140.
9. Easement to City of Hoover recorded in Real 93, page 577.

TO HAVE AND TO HOLD the said described property unto the said Grantees, their heirs and assigns forever.

No word, words, or provisions of this instrument are intended to operate as to imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against lawful claim of all persons claiming by, through or under the Grantor.

Inst # 1995-35681

12/13/1995-35681  
08:40 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 64.00

David Olson

Inst # 1995-35681

IN WITNESS WHEREOF, NATIONAL BANK OF COMMERCE OF BIRMINGHAM, A National Banking Association, has caused this conveyance to be executed by its Senior Vice President, who is hereunto duly authorized, this 22<sup>nd</sup> day of November, 1995.

NATIONAL BANK OF COMMERCE  
OF BIRMINGHAM, A National  
Banking Association

ATTEST:

BY:

[Signature]  
Its Senior Vice President

BY:

[Signature]  
Senior Vice President

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William G. Sanders, Jr., whose name as Senior Vice President of NATIONAL BANK OF COMMERCE OF BIRMINGHAM, A National Banking Association, is signed to the foregoing conveyance, and who is known to me, acknowledged before me 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 corporation.

Given under my hand and official seal this 22<sup>nd</sup> day of November, 1995.

[Signature]  
NOTARY PUBLIC 11-6-96

My commission expires: 11-6-96

Affix Notarial Seal

THIS INSTRUMENT WAS PREPARED BY:  
DAVID F. OVSON, Attorney at Law  
728 Shades Creek Parkway, Suite 120  
Birmingham, Alabama 35209

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