



STATE OF ALABAMA)

962

SHELBY COUNTY)

DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred Thousand Dollars (\$100,000.00) in hand paid by MILTON A. FERGUSON and wife, SHIRLEY R. FERGUSON to SOUTHTRUST BANK OF ALABAMA, NATIONAL ASSOCIATION (formerly Birmingham Trust National Bank and herein called the "Grantor"), the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said MILTON A. FERGUSON and wife, SHIRLEY R. FERGUSON (herein called the "Grantees") for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in Section 14, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

From an iron pipe found at the northwest corner of the northeast quarter of the northwest quarter of the aforesaid Section 14, said pipe marking a point in the west line of Lot "A" as shown on a map entitled "Sunny Meadows - First Sector, Second Phase" dated December 19, 1979, prepared by Allen Whitley, Land Surveyor, and recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 8, at Page 7, run thence in a southerly direction along the west line of said quarter-quarter and with the west line of said "Sunny Meadows - First Sector, Second Phase", for a measured distance of 556.18 feet (556.33 feet rec.) to an iron pipe found at the southernmost corner of Lot "B" of said First Sector, Second Phase, said iron pipe also marking the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue to run in a southerly direction along the west line of the east half of the northwest quarter for a distance of 1486.24 feet to a half inch rebar found at the northwest corner of Lot 22, Block One, as shown on map entitled "Sunny Meadows Phase Two" dated July 26, 1979, prepared by Allen Whitley, Land Surveyor, and recorded in the aforesaid

LAND TITLE COMPANY OF ALABAMA

317 N. 20TH STREET, BIRMINGHAM, ALABAMA 35203

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Office of the Judge of Probate in Map Book 8, at Page 19A&B; thence turn an angle to the left of 88°-40'-20" (meas.) 88°-40'-37" (rec.) and run in an easterly direction with the north lines of Lots 22 and 23 of said Block 1 for a measured distance of 295.41 feet (295.43 feet rec.) to a half inch rebar found at the northeast corner of said Lot 23; thence turn an angle to the right of 76°-51'-26" (meas. and rec.) and run in a southerly direction with the east line of said Lot 23 for a distance of 98.46 to a point located at the east corner common to Lots 23 and 24 of said block, thence turn an angle to the left of 17°-22'-40" (meas.) 17°-04'-17" (rec.) and run in a southeasterly direction along the east line of said Lot 24 for a measured distance of 130.28 feet (130.06 feet rec.) to a half inch rebar found at an angle point therein; thence turn an angle to the left of 19°-30'-14" (meas.) 20°-03' (rec.) and run in a southeasterly direction with the east line of said Lot 24 for a measured distance of 45.00 feet (45.00 feet rec.) to a half inch rebar found at the corner common to Lots 24, 25 and 26 of said block; thence turn an angle to the left of 59°-31'-44" (meas.) 59°-16'-09" (rec.) and run in a northeasterly direction with a portion of the north line of said Lot 26 for a distance of 82.47 feet to a point; thence turn an angle to the left of 71°-46'-28" and, leaving the north line of said Lot 26, run in a northerly direction along a line parallel with the aforesaid west line of the east half of the northwest quarter for a distance of 2125.33 feet to a point located in the southeast line of Lot "C" of the aforesaid "Sunny Meadows - First Sector, Second Phase"; thence turn an angle to the left of 130°-24'-50" and run in a southwesterly direction along the southeast lines of Lots "C" and "B" of said "Sunny Meadows - First Section, Second Phase" for a distance of 645.11 feet to the point of beginning. Containing 20.00 acres of land, more or less.

It is specifically understood and agreed that the Grantor has executed this conveyance subject to the following:

1. Ad valorem taxes due October 1, 1983, which are lien but not payable.
2. Right of way to Alabama Power Company as recorded in Book 326, page 126; Book 316, page 465; Book 134, page 514; Book 139, page 128; Book 139, page 140; Book 139, page 598; and Book 220, page 69, all in the Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County, Alabama, as recorded in Book 216, page 155 in said Probate Office.
4. Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of records, if any, which would be disclosed by an inspection and survey.

TO HAVE AND TO HOLD, unto the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

This instrument is executed without warranty or representation of any kind by the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, SouthTrust Bank of Alabama, National Association (formerly Birmingham Trust National Bank) has caused this conveyance to be executed in its name and on its behalf by its officer who is duly authorized thereunto this 19th day of January, 1983.

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See pg. 426, 852
Rec'd 4.50
Jud 1.00
S.50
1983 JAN 28 AM 9:22
JUDGE OF PROBATE

SOUTHTRUST BANK OF ALABAMA, NATIONAL ASSOCIATION (formerly Birmingham Trust National Bank)

BY: Ronald S. Lundy
Its Senior Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

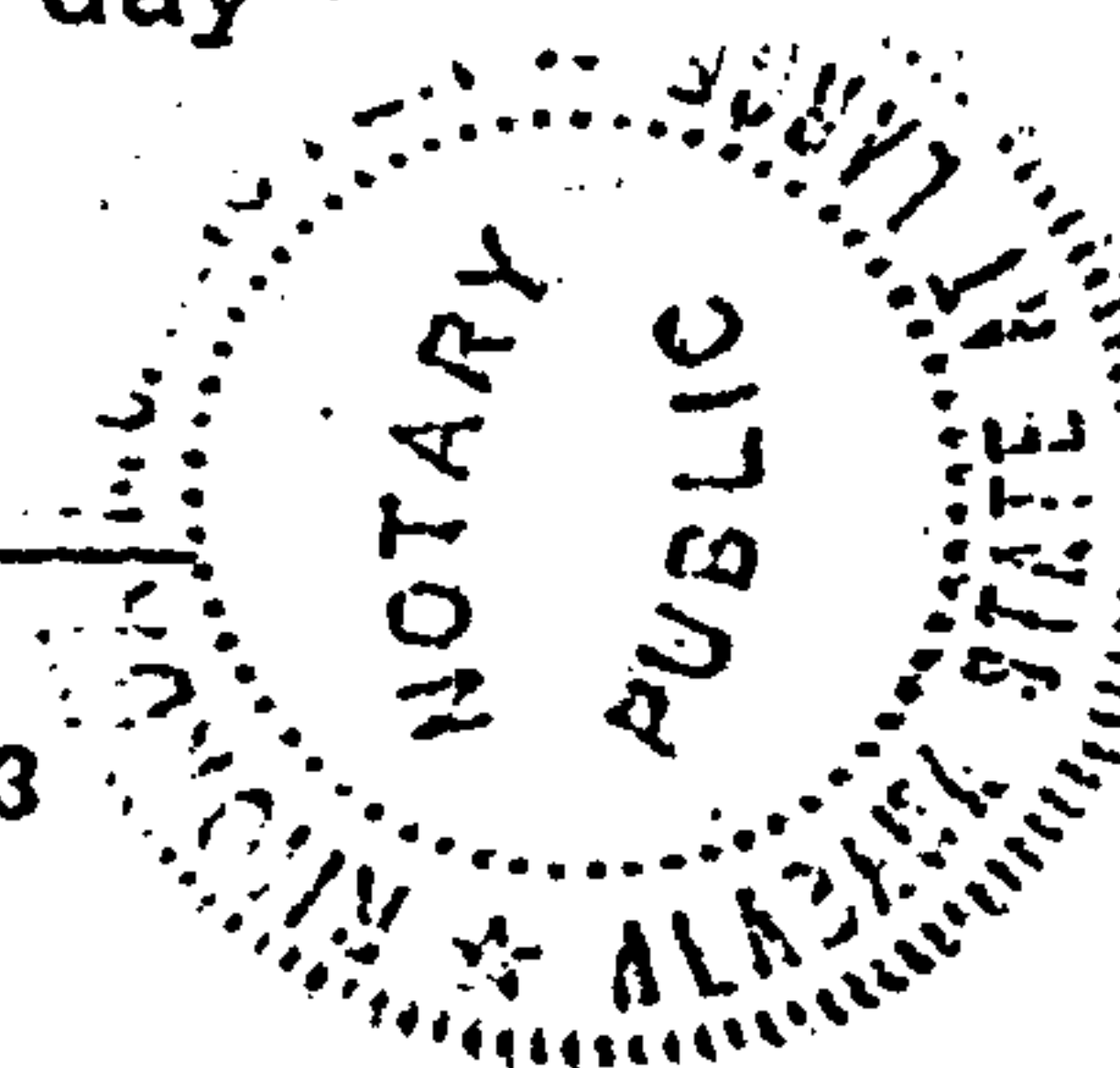
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald S. Lundy whose name as Senior Vice President of the SouthTrust Bank of Alabama, National Association, a national banking association, is signed to the foregoing conveyance, and who is known to me, acknowledged 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 national banking association.

Given under my hand and official seal, this 19th day of January, 1983.

Rhonda M. Alister
NOTARY PUBLIC

This instrument was prepared by:
James J. Robinson, Attorney
1600 Bank for Savings Building
Birmingham, Alabama 35203

My Commission Expires May 11, 1983



\$100,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.