

This instrument prepared by Tricia Lloyd, SouthTrust Bank of Alabama, National Association, P.O. Box 2554, Birmingham, Alabama 35290.

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fourteen Thousand five hundred and no/100 dollars (\$14,500.00) 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 Neal Snider and Henry Snider (hereinafter called Grantee), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee jointly and with rights of survivorship the following described real estate situated in Shelby County, Alabama, to wit:

Lot 9, according to the Survey of Quail Run, Phase III, as recorded in Map Book 7, page 159, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes for 1983;
2. Existing rights of ways, 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. 35' Building line as shown by recorded map.
4. 5' Easement on east as shown by recorded map.
5. Restrictions contained in Misc. Vol. 32, page 220 and Misc. Vol. 38, page 356 and Volume 31, page 968, in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company recorded in Misc. Vol. 32, page 214, in said Probate Office.
7. Mineral and mining rights and rights incident thereto recorded in Volume 313, page 409, in said Probate Office.

TO HAVE AND TO HOLD to the Grantee, their 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 7th day of February, 1983.

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

BY: Ronald S. Judy

ITS: Senior Vice Pres

SEAL

305 Hellman  
Homewood, AL 35209

BOOK 346 PAGE 195

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 7th day of FEBRUARY, 1983.

*Patricia H. Lundy*

Notary Public

My Commission Expires December 11, 1986

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1983 APR -6 PM 3:18

*Thomas A. Lundy, Jr.*  
JUDGE OF PROBATE

Deed TAX	14.50
Rec	3.00
Ind	1.00
	<hr/> 18.50

BOOK 346 PAGE 196