

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

GRANTEE - CURTIS H. BAGGETT
2076 - VALLEY DALE TERR
PELHAM, ALA. -

637

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One hundred thousand and No/100 Dollars (\$100,000.00) 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 Curtis H. Baggett and Opal I. Baggett (hereinafter called Grantees), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey 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, 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 located in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 25, Township 19 South, Range 3 West, more particularly described as follows: Commence at the northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence in a southerly direction along the westerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 870.70 feet; thence 67 degrees 39 minutes left in a southeasterly direction a distance of 103.31 feet; thence 57 degrees 30 minutes 10 seconds left in a northeasterly direction a distance of 272.90 feet; thence 90 degrees right in a southeasterly direction a distance of 25.00 feet to the point of beginning; thence continue along last described course a distance of 173.68 feet; thence 82 degrees 30 minutes 50 seconds left in a northeasterly direction a distance of 184.76 feet; thence 113 degrees 39 minutes 19 seconds left in a north-westerly direction a distance of 187.11 feet to the beginning of a curve to the left having a radius of 25.00 feet and a central angle of 73 degrees 49 minutes 51 seconds; thence in a northwesterly direction along said curve a distance of 32.21 feet to end of said curve; thence in a southwesterly direction along a line tangent to said curve a distance of 107.07 feet to the point of beginning.

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; and,
3. Any mineral and mining rights not owned by the Grantor.

TO HAVE AND TO HOLD to 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.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its duly authorized officer and its seal affixed this 10th day of May, 1983.

\$80,000 of the above purchase price was received from the mortgage closed simultaneously herein.

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

BY: Ronald S. Furdy

ITS: _____

SENIOR VICE PRESIDENT

SEAL

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 10th day of May, 1983.

Betty S. Rogers (formerly Gaele)

Notary Public

My Commission Expires May 26, 1985

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTARY PUBLIC WAS FILED

1983 MAY 16 AM 8:56
see Htg H31-77
J. Thomas W. [unclear]
JUDGE OF PROBATE

Deed TAX 20.00
Rec 3.00
Jud 1.00
24.00

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