

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

585

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twelve Thousand Five Hundred and no/100 dollars (\$12,500.00) 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 Tom D. Bagley, ✓ (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 Shelby County, Alabama, to wit:

Lot 14, according to the Survey of Quail Run, Phase II, as recorded in Map Book 7, page 113, 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. Building line as shown by recorded map;
4. Easement as shown by recorded map;
5. Restrictions contained in Misc. Vol. 29, page 15 and Misc. Vol. 28, page 859, in the Probate Office of Shelby County, Alabama;
6. Agreement with Alabama Power Company recorded in Misc. Vol. 29, page 16, in said Probate Office; and,
7. Right of way with Alabama Power Company recorded in Vol. 319, page 61, in said Probate Office.

TO HAVE AND TO HOLD to the Grantee, his 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 12th day of August, 1983.

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

SEAL

BY: Ronald S. Lundy
ITS: Senior Vice President

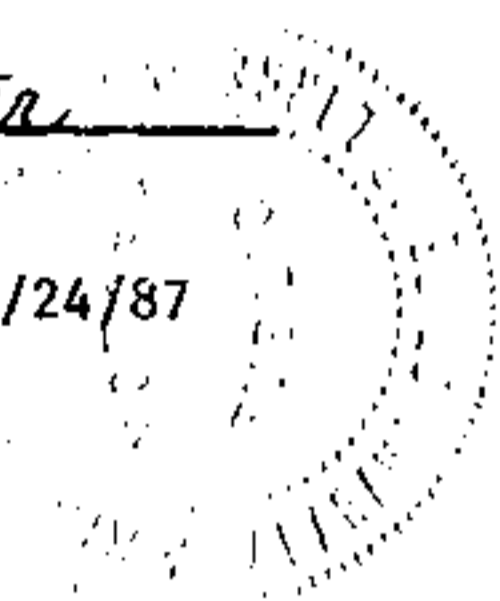
1814 Skinsboro Rd.
Bham, Ala 35120

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 1st day of August, 1983.

Rhonda M. Alister
Notary Public
My Commission Expires 6/24/87



BOOK 349 PAGE 109

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 AUG 10 PM 3:02

Thomas A. Scarborough
JUDGE OF PROBATE

Deed Tax - 12.50
Rec. 3.00
Ind. 1.00
16.50