

This instrument prepared by Clifford W. Bagwell, 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 One Thousand Five Hundred and no/100 dollars (\$1,500.00) 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 Victor R. Scott and Cynthia A. Scott (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 in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 35, according to the Survey of Quail Run, Phase 2 as recorded in Map Book 7, page 113 in the Probate Office of Jefferson County, Alabama.

Subject to:

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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. 7.5' easement on rear and 10' easement on east as shown by recorded map;
5. Restrictions recorded in Misc. Volume 28, page 859 and Misc. Volume 29, page 15 in the Probate Office of Shelby County, Alabama;
6. Agreement with Alabama Power Company recorded in Misc. Volume 29, page 16 in said Probate Office; and,
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 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 26<sup>th</sup> day of July, 1983.

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

SEAL

BY: Ronald S. Furdy

ITS: SENIOR VICE PRESIDENT

John L. Little

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 26th day of July, 1983.

Rhonda M. Alister

Notary Public

My Commission Expires 6/24/87

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STATE OF ALA. SHERIFF CO.  
I CERTIFY THIS  
DOCUMENT WAS FILED

1983 AUG 31 AM 8:29

Thomas A. Lunsford, Jr.  
JUDGE OF PROBATE

Deed Tax 1.50  
Rec. 3.00  
Ad. 1.00  
5.50