

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 Robert M. and Karen S. Cheney (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:

Lot 28, according to the survey of Quail Run, Phase 3, as recorded in Map Book 7, page 159 in the Probate Office of Shelby County, Alabama.

Subject to:

- BOOK 349 PAGE 731
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 recorded in Vol. 968, page 31; Vol. 220, page 32; Vol. 38, page 356 in the Probate Office of Shelby County, Alabama.
  6. Agreement with Alabama Power Company recorded in Vol. 32, page 214 in the said Probate Office; and,
  7. Mineral and mining rights and rights incident thereto as recorded in Vol. 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 5/26/83 day of \_\_\_\_\_, 1983.

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

BY

ITS:

SENIOR VICE PRESIDENT

SEAL

Robert M. Cheney  
3470 Kingscrest Dr.

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

BOOK 349 PAGE 732

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Fred C. Crum, Jr., whose name as Sr. 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 May, 1983.



Fred C. Crum, Jr.  
Notary Public  
7/28/86

Address of Purchaser:

3470 Ridgcrest Drive  
Hoover, AL 35216

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1983 SEP -2 AM 10:51  
Thomas G. Shanderson, Jr.  
JUDGE OF PROBATE

Deed tax 14.50  
Rec. 3.00  
Sub 1.00  
18.50