

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 Seventeen Thousand Two Hundred Fifty Dollars and No/100 (\$17,250.00) 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 Thomas H. Coffey and Janet E. Coffey (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 4, Block 6, according to the survey of Sunny Meadows, as recorded in Map Book 8, page 18, A, B, and C, in the Probate Office of Shelby County, Alabama.

\$12,900.00 of the purchase price recited above has been closed with a mortgage Subject to: loan closed simultaneously herewith.

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. Easement and building line as shown by recorded map;
4. Restrictions recorded in Misc. Volume 37, page 21, and Misc. Volume 36, page 881, in the Probate Office of Shelby County, Alabama;
5. Agreement with Alabama Power Company, recorded in Misc. Volume 37, page 22, in said Probate Office; and
6. Mineral and mining rights and rights incident thereto.

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 13th day of September, 1983.

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

SEAL

BY:

Ronald M. Lundy
SENIOR VICE PRESIDENT

ITS:

Alabama Fed.

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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 F. Landy, 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 13th day of September, 1983.

Patricia H. Lloyd
Notary Public

My Commission Expires December 11, 1986

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1983 SEP 15 AM 10:28
Lee M. H. 36-523
Thomas F. Shauden, Jr.
JUDGE OF PROBATE

Deed TAX	4.50
Rec	3.00
Jud	1.00
	<u>8.50</u>