

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 and 00/100 Dollars (\$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 Kevin J. Mills and Rebecca B. Mills (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 18, in block 1, according to the map and survey of Sunny Meadows, Phase Two, as recorded in Map Book 8 Page 19 A, B & C in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes for 1984;
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 boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property;
3. Building setback line of 35 feet reserved from Meadow Garden Lane as shown by plat;
4. Public utility easements as shown by recorded plat, including a 15 foot easement on rear and a 7.5 foot easement on Southside of subject property.
5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 36, Page 881 in Probate Office;
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 139, Page 128 and Deed Book 134, Page 173 in Probate Office.
7. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 326, Page 126 in Probate Office; and
8. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 37, Page 22 and covenants pertaining thereto as recorded in Misc Book 37, Page 21 in 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 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 11th day of October, 1983.

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

SEAL

BY: [Signature]
ITS: Senior Vice President

The purchase price recited above was paid from mortgage loan closed simultaneously herewith.

BOOK 350 PAGE 812

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

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 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 11th day of October, 1983.

Patricia H Lloyd

Notary Public

BOOK 350 PAGE 813

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 OCT 24 AM 8:44
see Mtg 4-38-142
Thomas A. Shuman, Jr.
JUDGE OF PROBATE

Recd 3.00
Jud 1.00

4.00