

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 Sixteen Thousand and No/100 Dollars (\$16,000.00) 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 Neal D. Snider (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 3, according to the survey of Quail Run, Phase III as recorded in Map Book 7, page 159 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. Easement as shown by recorded map;
4. Building line as shown by recorded map;
5. Restrictions recorded in Vol. 31, page 968, Vol. 32, page 220 and 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;
7. Mineral and mining rights and rights incident thereto as recorded in Vol. 313, page 409 in said Probate Office; and
8. Restrictions recorded in Misc. Vol. 49, page 32 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 6th day of September, 1983.

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

BY: Donald J. Fendley
ITS: Senior Vice President

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James Halcomb

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 6th day of September, 1983.

Clifford W. Russell
Notary Public

My Commission Expires August 3, 1987

1984 JAN 17 AM 11:31

Thomas P. Lawrence, Jr.
JAN 17 1984

Deed tax - 16.00
Rec - 3.00
Ind - 1.00
20.00

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