

This instrument prepared by Tricia Lloyd, SouthTrust Bank of Alabama, National Association, P. O. Box 2554, Birmingham, AL 35290.

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Nine thousand and no/100 Dollars (\$9,000.00) 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 Joseph A. Rice and Joanne M. Rice (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 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 17, 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:

1. Ad Valorem Taxes for 1984;
2. Existing rights of way, 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 as recorded in Misc. Volume 49, page 32; Misc. Volume 31, page 968; Misc. Volume 32, page 220 and Misc. Volume 38, page 356 in the Probate Office of Shelby County, Alabama;
5. Agreement to Alabama Power Company as recorded in Misc. Volume 32, page 214 in said Probate Office; and,
6. Mineral and mining rights and rights incident thereto as 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 26th day of January, 1984.

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

BY: Ronald S. Lundy

ITS: Senior Vice President

1725 GRANVILLE AVE.  
BIRMINGHAM, AL 35202

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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 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 January, 1984.

Clifford B. Smith  
Notary Public

My Commission Expires August 3, 1987

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STATE OF ALABAMA, SHELBY CO.  
I HEREBY CERTIFY THIS  
DOCUMENT WAS FILED  
1984 FEB -3 PM 1:13  
John W. Thompson  
CLERK OF PROBATE

Send TAX 9.00  
Rec 3.00  
Ind 1.00  
13.00