

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

177th Comp

05-99-2

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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 no/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 Maddox Properties, Inc., a corporation (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 9, Block 2, according to the Survey of Sunny Meadows, Phase Two, as recorded in Map Book 8, page 19 A & B 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. 35' building line, 7.5' easement on rear and 7.5' easement on southwest as shown by recorded map;
3. Restrictions as recorded in Misc. Volume 36, page 881 in the Probate Office of Shelby County, Alabama;
4. Right of way to Alabama Power Company as recorded in Volume 326, page 126, Volume 316, page 456, Volume 134, page 514, Volume 139, page 128, Volume 139, page 140, Volume 139, page 548 and Volume 220, page 69 in said Probate Office; and,
5. All minerals of every kind and character including, but not limited to oil, gas, sand and gravel in, on and under subject property.

TO HAVE AND TO HOLD to the Grantee, its successors 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 31st day of January, 1984.

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

BY: Ronald S. Jundy
ITS: Senior Vice President

Laud Title, Inc.

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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 31st day of January, 1984.

Patricia H. Lloyd
Notary Public

My Commission Expires December 11, 1985

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 FEB -8 AM 9:01

Thomas A. Shouder, Jr.
JUDGE OF PROBATE

Deed TAX 17.50
Rec 3.00
Jud 1.00

21.50