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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 Thomas Neill Construction Company, 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 33, Block 1, according to the Survey of Sunny Meadows, Phase Two, as recorded in Map Book 8, pages 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 as shown by recorded map;
4. 20' Easement on rear as shown by recorded map;
5. Restrictions contained in Misc. Vol. 36, page 881, in the Probate Office of Shelby County, Alabama;
6. Right of way with Alabama Power Company recorded in Volume 326, page 126, Vol. 316, page 456, Vol. 134, page 514, Vol. 139, page 128, Vol. 139, page 140, Vol. 139, page 548 and Vol. 220, page 69 in said Probate Office; and,
7. Coal, oil, gas and other mineral interests in, on or under the land herein described are not insured.

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 3rd day of February, 1984.

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

BY: Frank C. C. G.

ITS: Sr. Vice Pres.

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

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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 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 3rd day of February, 1984.

Clifford W. Bagwell  
Notary Public  
My Commission Expires August 3, 1981

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1984 FEB -8 AM 9:41  
see Mtg #43-172  
JUDGE OF PROBATE