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This instrument prepared by Clifford W. Bagwell, SouthTrust Bank of Alabama, National Association, P. O. Box 2554, Birmingham, AL 35290.

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Seller notice to
Mrs Mary T Hardin
458 - 13th PL
Pleasant Grove, AL.
35127

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty-five thousand and no/100 dollars (\$55,000.00) 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 Mary T. Hardin (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 Jefferson County, Alabama, to wit:

Lot 23, according to the Survey of Timbercrest Estates, Second Sector as recorded in Map Book 20, page 80 in the Bessemer Division of the Probate Office of Jefferson County, Alabama.

Subject to:

- BOOK 353 PAGE 183
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; and,
 3. Subject to Statutory rights of redemption arising pursuant to foreclosure deed recorded in Bess. Real 509, page 306. Said rights to expire one year from date of foreclosure 1/e/ 11/17/83.

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 February, 1984.

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

BY: Frederic C. Cunningham

ITS: Sr. Vice President

THOMAS L. FOSTER
ATTORNEY AT LAW
513 NORTH TWENTY-FIRST STREET
BIRMINGHAM, ALABAMA 35203

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. Gunn 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 6th day
of February, 1984. Cut B

Clifford W. Bayless
Notary Public
My Commission Expires August 3, 1987

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

1984 FEB -8 AM 8:05

F. Thomas A. Snowden, Jr.
JUDGE OF PROBATE

| | |
|----------|---------------|
| Deed TAX | \$5.00 |
| Rec | 3.00 |
| Ind | 1.00 |
| | <u>\$9.00</u> |