

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)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fourteen thousand five hundred and no/100 dollars (\$14,500.00) 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 R. E. Newman Builders, 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 13, according to the Survey of Quail Run, Phase II as recorded in Map Book 7, page 113 in the Probate Office of Shelby County, Alabama.

Subject to: The entire consideration of the purchase price recited above, was paid from a mortgage loan simultaneously herewith.

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. 50' building line, 10' easement on rear and 5' easement on South as shown by recorded map;
4. Restrictions as recorded in Misc. Volume 29, page 15 and Misc. Volume 28, page 859 in the Probate Office of Shelby County, Alabama;
5. Agreement to Alabama Power Company as recorded in Misc. Volume 29, page 16 in said Probate Office;
6. Right of way to Alabama Power Company as recorded in Volume 319, page 61 in said Probate Office; and,
7. 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 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 10th day of February, 1984.

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

BY: Donald D. Lundy

ITS: Senior Vice President

First Nat. Bank

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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 10th day of February, 1984.

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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See pty 444 - 60
1984 FEB 29 AM 9:08

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

Rec. 300
Ind. 100
400

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