

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 Ten thousand and no/100 dollars (\$10,000.00) 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 ✓ Emory T. Skelton and Barbara S. Skelton (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 upon the death of either of them, then 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:

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A parcel of land containing 3.26 acres, more or less, located in the NW1/4 of the NE1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the NW corner of said 1/4-1/4 Section; Thence run East along the North line of said 1/4-1/4 Section a distance of 617.60 feet to the Southeasterly right-of-way of Dalton Drive and the point of beginning; said Dalton Drive being shown on a map of Chandalar South Sixth Sector Addition as recorded in Map Book 7, Page 50, in the Office of the Judge of Probate, Shelby County, Alabama; Thence turn right 130° 26' 50" along said right-of-way a distance of 397.52 feet; Thence turn left 114° 14' 00" a distance of 153.53 feet; Thence turn right 06° 14' 00" a distance of 124.77 feet; Thence turn right 27° 15' 00" a distance of 240.26 feet; Thence turn right 04° 44' 10" a distance of 291.59 feet to the Northwesternly right-of-way of Chandawood Drive; Thence turn left 109° 25' 50" along said right-of-way a distance of 112.01 feet; Thence turn left 76° 26' 30" a distance of 174.87 feet; Thence turn right 05° 35' 24" a distance of 326.54 feet; Thence turn right 48° 06' 09" a distance of 300.57 feet; Thence turn right 27° 44' 57" a distance of 42.00 feet to the North line of said 1/4-1/4 Section; Thence turn left 130° 00' 00" along said 1/4-1/4 line a distance of 177.95 feet to the point of beginning;

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. Minimum building size restriction of 1600 square feet heated living area, exclusive of basements, garages, porches, carports and breezeways.

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,

703 Creekview Dr.
Pelham, Ala.

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 29th day of February, 1984.

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

BY: [Signature]

ITS: Senior Vice President

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

1984 MAR -8 PM 12:02

[Signature]
JUDGE OF PROBATE

Deed tax 10.00
Rec. 3.00
Ind. 1.00
14.00

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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 and 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 29th day of February, 1984.

[Signature]
Notary Public
My Commission Expires August 3, 1987