

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two hundred ninety-six thousand three hundred four and 60/100 dollars (\$296,304.60) 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 Percy W. Brower, Jr., (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, to wit:

Part of the NE 1/4 of Section 14, Township 19 South, Range 2 West Shelby County, Alabama, being more particularly described as follows: Beginning at the Northeast corner of said Section 14, run in a Southerly direction along the East line of said section for a distance of 1,998.47 feet; thence turn an angle to the right of 92 deg. 01 min. 23 sec. and run in a Westerly direction for a distance of 244.39 feet; thence turn an angle to the right of 73 deg. 06 min. and run in a Northwesterly direction for a distance of 354.00 feet; thence turn an angle to the left of 21 deg. 51 min. 06 sec. and run in a Northwesterly direction for a distance of 351.00 feet; thence turn an angle to the left of 10 deg. 12 min. 38 sec. and run in a Northwesterly direction for a distance of 321.60 feet; thence turn an angle to the right of 17 deg. 34 min. 08 sec. and run in a Northwesterly direction for a distance of 102.18 feet; thence turn an angle to the left of 26 deg. 26 min. and run in a Northwesterly direction for a distance of 103.32 feet; thence turn an angle to the right of 23 deg. 23 min. 03 sec. and run in a Northwesterly direction for a distance of 663.83 feet; thence turn an angle to the left of 29 deg. 48 min. 33 sec. and run in a Northwesterly direction for a distance of 107.11 feet; thence turn an angle to the left of 69 deg. 00 min. and run in a Southwesterly direction for a distance of 261.28 feet; thence turn an angle to the right of 90 deg. and run in a Northwesterly direction for a distance of 45.00 feet; thence turn an angle to the left of 90 deg. and run in a Southwesterly direction for a distance of 60.00 feet; thence turn an angle to the right of 7 deg. 00 min. 40 sec. and run in a Southwesterly direction for a distance of 259.13 feet; thence turn an angle to the left of 5 deg. 38 min. 18 sec. and run in a Southwesterly direction for a distance of 134.00 feet; thence turn an angle to the right of 39 deg. 00 min. and run in a Southwesterly direction for a distance of 172.00 feet; thence turn an angle to the right of 105 deg. 20 min. and run in a Northerly direction for a distance of 976.38 feet to a point on the North line of said section; thence turn an angle to the right of 91 deg. 18 min. 58 sec. and run in an Easterly direction along the North line of said section for a distance of 2,048.55 feet, more or less, 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

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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;

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 5th day of March, 1984.

The total purchase price recited herein was paid from a mortgage loan closed simultaneously herewith.

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

BY: Donald S. Lundy
SENIOR VICE PRESIDENT
ITS: _____

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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 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 5th day of March, 1984.

Clyde W. Burrell
Notary Public
My Commission Expires August 3, 1987

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See My 444 - 735
1984 MAR 12 AM 8:40

Thomas A. Inoué, Jr.
JUDGE OF PROBATE

Rec. 300
Ind. 100
400