

1480

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twelve thousand and no/100 dollars (\$12,000.00) 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 Paul Stephen Pence and Robin S. Pence, (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 followin described real estate situated in Shelby County, Alabama, to wit:

Lot 5, according to the Survey of Quail Run, Phase 2, as recorded in Map Book 7, page 113 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. Building line as shown by recorded map;
4. Easement as shown by recorded map;
5. Restrictions as recorded in Vol. 29, page 15 and Vol. 28, page 859 in the Probate Office of Shelby County, Alabama;
6. Coal, oil, gas and other mineral interest in, to or under the land herein described are not insured.
7. Agreement with Alabama Power Company as recorded in Vol. 29, page 16 in the said Probate Office; and,
8. Right of way to Alabama Power Company as recorded in Vol. 319, page 61 in the said Probate Office.

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, 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

FLOYD, KEENER & CUSIMANO

Attorneys at Law

816 CHESTNUT STREET
GADSDEN, ALABAMA 35909

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its duly authorized officer and its seal affixed this 27th day of
March, 1984.

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

BY: *Donald S. Lundy*
Its: Senior Vice President

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 27th day of
March, 1984.

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

1984 MAR 29 AM 10:36

Thomas A. Lundy, Jr.
JUDGE OF PROBATE

Donald S. Lundy
Notary Public
My Commission Expires December 11, 1988

Need tax
1200
Rec 300
Ind. 100
1600

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