

664  
This instrument was prepared by:

Bob Wheat, Real Estate Dept.  
Central Bank of the South  
P.O. Box 10566, MC 200-A  
Birmingham, Alabama 35296

Sherry Beauregard  
711 Cahaba Manor Dr.  
Pelham, AL 35224

STATE OF ALABAMA

STATUTORY WARRANTY DEED

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Fifty-six Thousand Five Hundred and no/100-----DOLLARS (\$56,500.00 ) in hand paid by Sherry Beauregard (hereinafter referred to as "GRANTEE") to Central Bank of the South, an Alabama banking corporation (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of Cahaba Manor Town Homes, First Addition, as recorded in Map Book 7, Page 57, in the Probate Office of Shelby County, Alabama, and part of Lot 11 more particularly described as follows: Begin at the South-east corner of Lot 10 of said Subdivision thence in a Northwesterly direction along the east property line of said Lot 10, a distance of 93.52 feet; thence 16 deg. 09' right, in a Northwesterly direction a distance of 17.98 feet; thence 163 deg. 51' right, in a Southeasterly direction, a distance of 114.06 feet thence 123 deg. 14' 30" right in a westerly direction, a distance of 5.98 feet to the point of beginning.

Subject to:

1. Ad Valorem taxes for 1984.  
2. 5' easement on West side as shown by recorded map.  
3. Right of way to Pelham Sewer Fund as recorded in Vol. 340, Page 749, and Vol. 312, Page 560, Vol. 25, Page 393, in the Probate Office of Shelby County, Alabama.  
4. Restrictions recorded in Misc. Vol. 25, Page 396 in the said Probate Office.

\$53,500 of the above consideration was paid by a mortgage loan from National Heritage Mortgage Company.

BOOK 354 PAGE 692  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1984 APR 12 AM 10:00  
JUDGE OF PROBATE

Deed tax 300  
Rec 150  
Ord 100  
550

TO HAVE AND TO HOLD, unto the said GRANTEE, his successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officer this the 30th day of March, 19 84.

ATTEST:

By: [Signature]  
Its: Assistant Secretary

STATE OF ALABAMA  
Shelby COUNTY

CENTRAL BANK OF THE SOUTH

By: [Signature]  
Its: Vice President  
[Circular Seal: CENTRAL BANK OF THE SOUTH]

I, the undersigned, a Notary Public, in and for the said County in said State hereby certify that Mike Halter, whose name as Vice President of Central Bank of the South, an Alabama banking corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30th day March, 19 84.

Thomas L. Foster

Robert E. Wheat  
Notary Public