

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Nine thousand and no/100 dollars (\$9,000.00) 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 Roy Martin Construction, 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 45, according to the Survey of Port South, Third Sector as recorded in Map Book 7, page 110 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. Right of way to Alabama Power Company recorded in Volume 318, page 11 in the Probate Office of Shelby County, Alabama;
6. Restrictions recorded in Misc. Volume 29, page 557 and Misc. Volume 29, page 406 in said Probate Office;
7. Agreement with Alabama Power Company recorded in Misc. Volume 29, page 400 in said Probate Office; and,
8. Mineral and mining rights and rights incident thereto recorded in Volume 259, page 171 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 18th day of May, 1984.

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

BY: *Ronald S. Lundy*

ITS: Senior Vice President

First Real Estate

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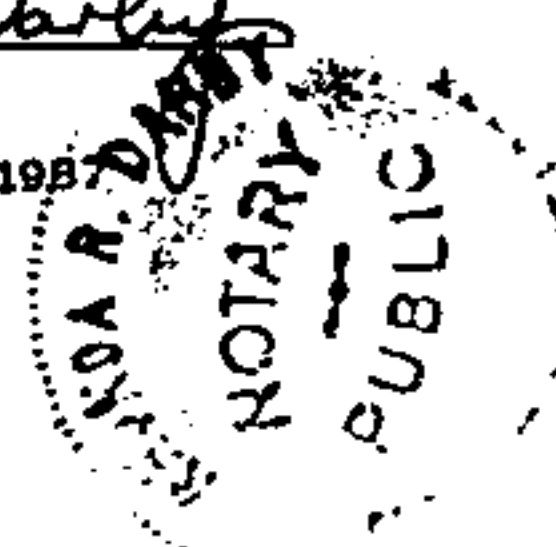
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

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 18th day of May, 1984.

Phonda G. Darby
Notary Public

My Commission Expires August 8, 1987



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 MAY 21 AM 10:52
Thomas C. Jones, Jr.
JUDGE OF FILE

Lead tax 9.00
Reg 2.00
Adel 1.00
13.00