

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty Thousand Five Hundred and no/100 Dollars (\$40,500.00) 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 AFTCO Properties 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:

A parcel of land situated in the northwest quarter of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

BOOK 355 PAGE 979
From the northeast corner of Lot 8, Block 3, Indian Wood Forest Third Sector as recorded in map book 7, page 104, in the Office of the Judge of Probate, Shelby County, Alabama, run thence in a southerly direction along the east line of said lot for a distance of 210.03 feet to the southeast corner of said Lot 8 and the point of beginning of the parcel herein described; from the point of beginning thus obtained continue in a southerly direction along the same course as before for a distance of 458.73 feet; thence turn an angle to the right of 90°-10' and run in a westerly direction for a distance of 908.08 feet to the southeast corner of Lot 10, Block 4, Indian Wood Forest Third Sector; thence turn an angle to the right of 90°-49'-49" and run in a northerly direction along the east line of said Lot 10 and a projection thereof for a distance of 261.82 feet to a point on the south line of Lot 16, Block 3, of said Indian Wood Forest Third Sector; thence turn an angle to the right of 90° and run in an easterly direction along the south line of said Lot 16 for a distance of 105 feet; thence turn an angle to the left of 90° and run in a northerly direction along the east line of said Lot 16 for a distance of 210 feet; thence turn an angle to the right of 90° and run in an easterly direction along the south line of Block 3 of said Indian Wood Forest Third Sector for a distance of 795 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; and,
3. Right of way to Alabama Power Company recorded in Vol. 101, page 536 and Vol. 175, page 274 in the Probate Office of Shelby County, Alabama.

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 5th day of January, 1984.

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

BY: Ronald L. Lundy
ITS: Senior Vice President

Aftco Properties
3940 Montclair Rd.
Suite 307 - B'ham 35213

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 5th day of January, 1983.

Clifford W. Beggs

Notary Public

My Commission Expires August 3, 1987

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 JUN -1 AM 9:59
Thomas A. Franklin, Jr.
JUDGE OF PROBATE
BOOK 355 PAGE 980

Need tax 40.50
Rec 300
Ind 100
44.50