

This instrument prepared by Clifford W. Bagwell, SouthTrust Bank of Alabama, National Association, P. O. Box 2554, Birmingham, AL 35290.

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifteen thousand and no/100 dollars (\$15,000.00) 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 Peter Joseph Mangieri (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 36, according to the Survey of Quail Run, Phase 3 as recorded in Map Book 7, page 159 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. 35' building line as shown by recorded map;
4. 5' easement on the west side as shown by recorded map;
5. Restrictions as recorded in Misc. Volume 49, page 32; Misc. Volume 31, page 968; Misc. Volume 32, page 220 and Misc. Volume 38, page 356 in the Probate Office of Shelby County, Alabama;
6. Agreement to Alabama Power Company as recorded in Misc. Volume 32, page 214 in said Probate Office; and,
7. Mineral and mining rights and rights incident thereto as recorded in Volume 313, page 409 in said Probate Office.

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 29th day of June, 1984.

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

BY: Ronald S. Jundy

Its: SENIOR VICE PRESIDENT

7704-K East Ridge Circle
Birmingham Ala
35210

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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 29th day of JUNE, 1984.

Jeffrey Baggett
Notary Public

My Commission Expires August 3, 1987

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

1984 AUG -3 AM 11:24

Thomas A. Jones, Jr.
JUDGE OF PROBATE

Deed tax - 15.00
Rec 5.00
Ind 1.00
21.00

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