

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten thousand
five hundred and no/100 dollars (\$10,500.00) 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 Randall E. Mims and Debra M. Mims (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
following described real estate situated in Shelby County, Alabama, to wit:

Lot 2, 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 contained in Misc. Vol. 29, page 15 and Misc. Vol.
28, page 859, in the Probate Office of Shelby County, Alabama;
6. Agreement with Alabama Power Company recorded in Misc. Vol. 29
page 16, in said Probate Office;
7. Right of way with Alabama Power Company recorded in Vol. 319, page
61, in said Probate Office;
8. Coal, oil, gas and other mineral interests in, to or under the
land herein described are not insured.

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

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BOOK

Randall E. Mims
6216 Crest Green Rd.
apt 207
25212

its duly authorized officer and its seal affixed this 30th day of April, 1984.

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

BY: Fred C. Crum
Its: Senior Vice President

STATE OF ALA. SHELBY CO. 61
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 AUG 16 PM 2:25

Thomas W. Shivers, Jr.
JUDGE OF PROBATE

Deed Fee - 10.50
Rec 5.00
Ind. 1.00
16.50

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Fred C. Crum, 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 30th day of April, 1984.

Clifford R. Givens
Notary Public
My Commission Expires August 2, 1992

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