

STATUTORY WARRANTY DEED

54

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirteen thousand and no/100 dollars (\$13,000.00) 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 M. Abu Khaled and F. Mahnaz Khaled (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 3, 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 setback line of 50 feet reserved from Quail Run Drive as shwon by plat;
4. Public utlity easements as shown by recorded plat, including a 30 foot Alabama Gas Corporation easement; a 5 foot easement on the West; and a 10 foot easement on the North;
5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 28 page 859 in Probate Office;
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 523 in Probate Office;
7. Easement to South Central Bell as shown by instrument recorded in Deed Book 320 page 881 in Probate Office;
8. Easement to Alabama Gas Corporation as shown by instrument recorded in Deed Book 206 page 21 in Probate Office;
9. Agreement with Alabama Power Company as to underground cables recorded in Deed Book 319 page 61 and Misc. Book 29 page 15 in Probate Office;
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 121 page 294 in Probate Office.

J. A. A. -

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 its duly authorized officer and its seal affixed this 6th day of June, 1984.

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

BY: [Signature]

Its: Senior Vice President

BOOK 001 PAGE 112

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, Jr., 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 6th day of June, 1984.

[Signature]
Notary Public

7/28/86

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 SEP -4 AM 11:37

[Signature]
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>13.00</u>
Mineral Tax		
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>16.50</u>