

STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
 COUNTY OF SHELBY    )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One thousand five hundred and no/100 dollars (\$1,500.00) 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 Emory T. Skelton and wife, Barbara S. Skelton (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 249, according to the Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7 page 50, 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 35 feet reserved from Chandawood Drive and Chandawood Court as shown by plat;
4. Public utility easements as shown by recorded plat, including 7.5 foot easement on the Northerly side;
5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 24 page 886 in Probate Office;
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 234 page 659; Deed Book 179 page 375 and Deed Book 312 page 159 in Probate Office; and,
7. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 25 page 742 and covenants pertaining thereto recorded in Misc. Book 25 page 747 in Probate Office.

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

703 Creekside Dr.  
 Pelham, AL 35124

its duly authorized officer and its seal affixed this 5th day of June, 1984.

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

BY: Donald S. Lundy

Its: Senior Vice President

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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 5th day of June, 1984.

Thomas G. Darby  
Notary Public

My Commission Expires August 8, 1987



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

1984 DEC 21 PM 3:30

Thomas G. Darby, Jr.  
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>1.50</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>7.50</u>