

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Sixteen thousand and no/100 dollars (\$16,000.00) 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 Neal Snider, (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 19, according to the survey of Quail Run, Phase III, as recorded in Map Book 7, page 159 A & B, 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 Remington Circle as shown by plat;
4. Public utility easements as shown by recorded plat, including a 15 foot easement in the center; 50 foot Alabama Power Company easement through center;
5. Restrictions, covenants and conditions as recorded in Misc. Book 31 page 968 and amended by Misc. Book 49 page 32 in Probate Office;
6. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 101 page 523 and Deed Book 319 page 54 in Probate Office;
7. Permit to Alabama Power Company for buried lines as recorded in Deed Book 320 page 881 in Probate Office;
8. Easements to Alabama Gas Corporation as recorded in Deed Book 206 page 21 in Probate Office;
9. Agreement with Alabama Company as to underground cables as recorded in Misc. Book 32 page 220 and covenants pertaining thereto as recorded in Misc. Book 32 page 214 in Probate Office; and,
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.

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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 6th day of July, 1984.

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

BY: *Donald S. Lundy*
ITS: Senior Vice President

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 6th day of June, 1984.

Rhonda G. Darby
Notary Public
My Commission Expires August 8, 1987
RHONDA R. DARBY
NOTARY
PUBLIC

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT FILED
1985 JAN -2 PM 12:30
Thomas O. Henderson, Jr.
JUDGE OF PROBATE

Deed Tax 16.00
Rev 5.00
Ind 1.00
22.00

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