

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirteen Thousand  
six hundred fifty and no/100 dollars (\$13,650.00) 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 John E. Bryan and Sandra P. Bryan, (hereinafter called Grantees), the receipt  
of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell,  
and convey unto the Grantees, jointly and with rights of survivorship, the  
following described real estate situated in Shelby County, Alabama, to wit:

Lot 25, according to the Survey of Quail Run, Phase III, as recorded  
in Map Book 7, page 159, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes for 1983;
2. Existing rights of ways, 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. 31, page 968, Misc. Vol. 32,  
page 220 and Misc. Vol. 38, page 356, in the Probate Office of  
Shelby County, Alabama;
6. Agreement with Alabama Power Company recorded in Volume 32, page  
214, in said Probate Office; and,
7. Mineral and mining rights and rights incident thereto recorded in  
Volume 313, page 409, in said Probate Office.

TO HAVE AND TO HOLD to the Grantees, their 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 6<sup>th</sup> day of  
March, 1983.

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

BY: Donald S. Lundy

SENIOR VICE PRESIDENT

ITS: \_\_\_\_\_

SEAL

1725 Meadowwind Circle  
Alabaster, Ala  
35007

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )

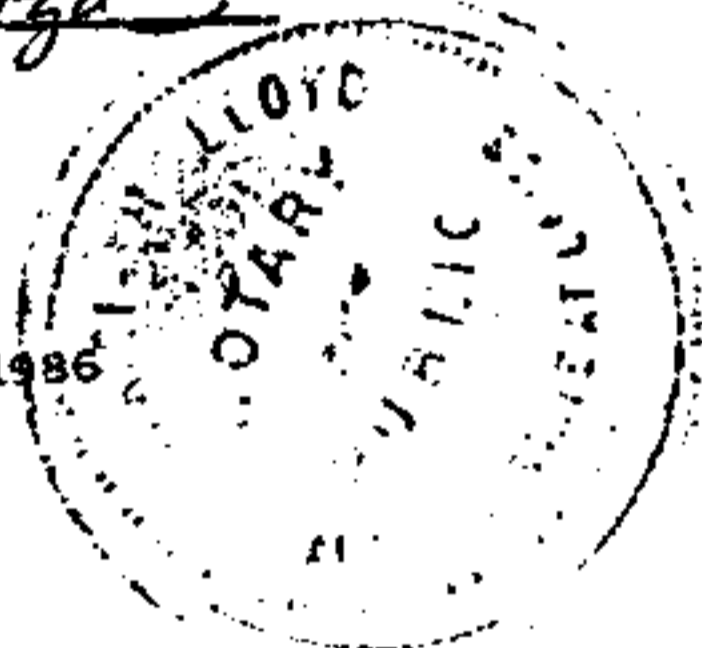
I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Donald B. Sandy, whose name as SENIOR VICE PRESIDENT of SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank"), a national banking association, 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 6<sup>th</sup> day of March, 1983.

Patricia H. L. Lloyd

Notary Public

My Commission Expires December 11, 1986



BOOK 023 PAGE 386



I, Kenneth B. Weygand, a registered Engineer-Land Surveyor, certify that I have surveyed Lot. . . . . 25 . . . . .  
Block . . . . . QUAIL RUN PHASE 3 . . . . .  
as recorded in Map Volume . . . . . 7 . . . . . on Page 159 A & B . . . . . in the Office of the Judge of Probate. . . . . SHELBY . . . . .  
County, Alabama; that there are no rights of-way, easements, or joint driveways over or across said land visible on the surface except  
as shown; that there are no electric or telephone wires (excluding wires which serve premises only) or said structures or supports  
therefor, including poles, anchors and guy wires, on or over said premises except as shown; that I have consulted the Federal Insurance  
Administration "Flood Hazard Boundary Map" and found that this property is not located in "a special flood hazard area"; that  
there are no encroachments on said Lot except as shown; that improvements are located as shown above; and that the correct address  
is as follows: . . . . . REMINGTON CIRCLE . . . . .  
according to my survey of: . . . . . MARCH 25 1983 . . . . .

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

Order No. 08048

Med. tax - 14.00  
 Rec. 7.50  
 Ind. 1.00  


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 22.50

1985 APR -8 PM 4: 14

*Thomas G. Swanton, Jr.*  
JUDGE OF PROBATE

K. B. Weyand and Associates, Inc.

Kenneth B. Weygand, Reg. L.S. No. 11768      phone: 939-0446