

This instrument prepared by Clifford W. Bagwell, SouthTrust Bank of Alabama, National Association, P. O. Box 2554, Birmingham, AL 35290.

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten thousand and no/100 dollars (\$10,000.00) 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 ✓ Maples Construction Company, Inc. (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 39, according to the map and survey of Willowcreek, Phase 1, as recorded in Map Book 7 page 132, in the Probate Office of Shelby County, Alabama.

Subject to:

BOOK 032 PAGE 644

1. Ad Valorem Taxes for 1985;
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 Willow Creek Parkway as shown by plat;
4. Public utility easements as shown by recorded plat, including a 10 foot easement on the North side and a 7.5 foot easement on the West side; and,
5. Right-of-way granted to Alabama Power Company and South Central Bell by instrument recorded in Deed Book 330 page 241 in Probate office.
6. Right of redemption as created by that certain mortgage foreclosure deed in favor of SouthTrust Bank of Alabama, N.A. dated March 11, 1985, and is recorded in Real 20 page 977 in Probate Office of Shelby County, Alabama. Said mortgage so foreclosed is recorded in Mortgage Book 401 page 949 in said Probate Office.

TO HAVE AND TO HOLD to the Grantee, its successors 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 13th day of June, 1985.

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

BY: [Signature]

ITS: Senior Vice President

1534 - 19th St. South
B'ham, AL 35205

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 13 day of June, 1985.



Joyce A. Mc Cormac
Notary Public

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STATE OF ALABAMA DEED BY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 JUL -1 PM 3:48
Thomas H. [Signature]
JUDGE OF PROBATE

Deed TAX 10.00
Rec 5.00
Jud 1.00

16.00