

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 Twelve Thousand Five Hundred and No/100 (\$12,500.00) Dollars to the undersigned Grantor, The First Bank of Alabaster, whose name is now SouthTrust Bank of Alabama, National Association, (hereinafter called Grantor), in hand paid by Billy Joe Pickett and Johnnie Rae ^{Joe} Pickett, (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:

Part of the E 1/2 of the SE 1/4 of the NW 1/4, Section 1, Township 20 South, Range 2 West being more particularly described as follows: Commence at the Northeast corner of the SE 1/4 of the NW 1/4, Section 1, Township 20 South, Range 2 West; thence run Southerly along the East line of said 1/4-1/4 section for 330.23 feet to the point of beginning; thence 90 degrees 17 minutes 40 seconds right and run Westerly 650.58 feet; thence 90 degrees 32 minutes 40 seconds left and run Southerly for 330.47 feet; thence 89 degrees 28 minutes 33 seconds left and run Easterly for 649.14 feet to a point on the East line of said 1/4-1/4 section; thence 90 degrees 16 minutes 27 seconds left and run Northerly along the East line of said 1/4-1/4 section for 330.23 feet to the point of beginning.

Subject to:

1. Ad Valorem Taxes for 1986;
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. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 164 page 387 and Deed Book 126 page 433 in the Probate Office of Shelby County, Alabama; and,
4. Easement to South Central Bell as shown by instrument recorded in Deed Book 328 page 885 and Deed Book 328 page 887 in said 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.

Billy Joe Pickett
Rt. 1 Box 318
Sterrett, Al.
357147

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IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its duly authorized officer and its seal affixed this 22nd day of November, 1985.

SouthTrust Bank of Alabama, National Association

BY: [Signature]

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 Fred C. Crum, Jr., whose name as Senior Vice President of SouthTrust Bank of Alabama, National Association, 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,

Given under my hand and official seal this 22nd day of November, 1985.

[Signature]
Notary Public
My Commission Expires August 3, 1987

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

1985 DEC 11 PM 1:30

[Signature]
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>12.50</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>18.50</u>