

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 Seven Thousand Three Hundred and No/100 (\$7,300.00) Dollars 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 Jack Shoemake, (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:

Lots 14 and 15, Block 2, according to the survey of Southwind, 1st Sector, as recorded in Map Book 6, page 72 in the Probate Office of Shelby County, Alabama.

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. Building setback line of 35 feet reserved from County Road #264 as shown by plat;
4. Public utility easements as shown by recorded plat, including easements of 10 feet on South side of Lots 14 and 15, on the East of Lot 15 and on the West side of Lot 14;
5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 14, page 23 in the Probate Office;
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 299, page 120 in Probate Office;
7. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 14, page 769 and covenants pertaining thereto recorded in Misc. Book 14, page 475 in the Probate Office; and,
8. Mineral and mining rights.

BOOK 095 PAGE 621

The Grantor is not making any warranty, express or implied, in connection with the present or future condition of the above described real estate, or any house or other improvements located thereon; said real estate, house and improvements are being conveyed to the Grantee in the property's "as is" condition.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

Jack Shoemake
Riverchase

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its duly authorized officer and its seal affixed this 8th day of July, 1986.

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

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. 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, this 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 8th day of July, 1986.

[Signature]
Notary Public
7/28/86

BOOK 095 PAGE 622

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

1986 OCT 15 AM 11:49

[Signature]
JUDGE OF PROBATE

1. Deed Tax \$ 7.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 13.50