

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 )

\$225,000 of the above  
recited consideration  
was paid from a mortgage  
loan closed simultaneously  
herewith.

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two hundred twenty five thousand and No/100 (\$225,000.00) 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 B. J. Jackson, (hereinafter called Grantee), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee real estate situated in Shelby County, Alabama, described on attached Exhibit "A."

Subject to:

1. Ad Valorem Taxes for 1987;
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. Right of way to Alabama Power Company recorded in Volume 101, page 512; Volume 223, page 357; Volume 264, page 28; and Volume 179, page 375 in the Probate Office of Shelby County, Alabama;
4. Riparian Rights associated awith Cahaba Valley Creek under applicable State and/or Federal Law (Parcel I);
5. Coal, oil, gas and other mineral interests in, to or under the land herein described; and,
6. Right of way to City of Pelham for sewer pumping station, and related sewage outfall lines and easements.

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.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its duly authorized officer and its seal affixed this 1st day of May, 1987.

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

BY: William C. Patterson

ITS: Executive Vice President

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*1. To Be on the South*

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that William C. Patterson, whose name as Executive 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 1st day of May, 1987.

Robene E. Spivando  
Notary Public  
MY COMMISSION EXPIRES OCTOBER 29, 1988

PARCEL I

A parcel of land situated in the north half of Section 12, Township 20 South, Range 3 West, and the south half of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Beginning at the southwest corner of the northwest quarter of the northeast quarter of said Section 12 run thence in an easterly direction along the south line of said quarter-quarter section for a distance of 627.74 feet; thence turn an angle to the left of 89 degrees 58 minutes 40 seconds and run in a northerly direction for a distance of 130.0 feet (recorded) 130.10 feet (Meas.); thence turn an angle to the right of 90 degrees 00 minutes (rec.) 90 degrees 00 minutes 25 seconds (Meas.) and run an easterly direction for a distance of 318.02 feet (rec.) 318.04 feet (meas.) to a point on the Northwest right of way line of U.S. Highway 31; thence turn an angle to the left of 64 degrees 08 minutes 15 seconds (recorded) 64 degrees 07 minutes 50 seconds (measured) and run in a northeasterly direction along said highway right of way line for a distance of 169.26 feet; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds (recorded) 90 degrees 00 minutes 44 seconds (measured) and run in a northwesterly direction for a distance of 210.66 feet (recorded) 210.67 feet (measured); thence turn an angle to the right of 103 degrees 46 minutes 57 seconds (recorded) 103 degrees 47 minutes 50 seconds (measured) and run in a northeasterly direction for a distance of 128.71 feet (recorded) 128.72 feet (measured); thence turn an angle to the left of 26 degrees 29 minutes 04 seconds and run in a northeasterly direction for a distance of 181.99 feet (recorded) 181.48 feet (measured) to a point on the west right of way of a public road known as Chandalar Drive; thence turn an angle to the left and run in a northerly direction along the arc of a curve in said right of way line for a distance of 133.82 feet to the end of said curve, said curve having a central angle of 33 degrees 15 minutes 14 seconds and a radius of 230.57 feet and being concave easterly; thence run in a northerly direction along said right of way line and tangent to last said curve for a distance of 264.44 feet to the beginning of a curve to the left, said curve having a central angle of 59 degrees 27 minutes 39 seconds and a radius of 388.65 feet and being concave southwest; thence run in a north to northwesterly direction along the arc of said curve in said right of way line for a distance of 403.34 feet; thence turn an angle of 131 degrees 52 minutes 37 seconds to the left from an extension of the chord to said curve and run in a southwesterly direction for a distance of 143.52 feet; thence turn an angle to the right of 86 degrees 53 minutes 39 seconds and run in a northwesterly direction for a distance of 101.55 feet; thence turn an angle to the left of 46 degrees 25 minutes 45 seconds and run in a southwesterly direction for a distance of 52.90 feet; thence turn an angle to the right of 46 degrees 58 minutes 15 seconds and run in a westerly direction for a distance of 164.12 feet; thence turn an angle to the right of 95 degrees 32 minutes 10 seconds and run thence in a northerly direction for a distance of 206.86 feet to a point on the southwest right of way line of said Chandalar Drive; thence turn an angle to the left of 92 degrees 32 minutes 12 seconds and run in a northwesterly direction along said right of way line for a distance of 143.44 feet to the beginning of a curve to the right in said Chandalar Drive, said curve having a central angle of 47 degrees 26 minutes 15 seconds (rec.) 47 degrees 25 minutes 48 seconds (measured) and a radius of 257.60 feet (recorded) 257.64 feet (measured) and being concave northeast; thence run in a northwesterly direction along the arc of said curve for a distance of 213.28 feet; thence run along said right of way line tangent to last said curve in a northwesterly direction for a distance of 131.92 feet; thence turn an angle to the left of 90 degrees 00 minutes and run southwesterly along said right of way line for a distance of 30.0 feet; thence turn an angle to the right of 90 degrees 00 minutes and run northwesterly along said right of way line for a distance of 66.05 feet; thence turn an angle to the left of 90 degrees 00 minutes and run in a southwesterly direction for a distance of 10.57 feet; thence turn an angle to the left of 39 degrees 00 minutes 00 seconds and run southwesterly for a distance of 315.00 feet to a point on the north line of said section 12, thence turn an angle to the left of 106 degrees 00 minutes 00 seconds and run easterly along said north section line for 215.00 feet to the northwest corner of said northwest quarter of northeast quarter of said Section 12; thence turn an angle to the right of 88 degrees 27 minutes 45.5 seconds and run in a southerly direction along the west line of said northwest quarter of northeast quarter section for a distance of 1327.97 feet to the point of beginning.

LESS and EXCEPT the following:

Part of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of the Northwest 1/4 of the Northeast 1/4, Section 12, Township 20 South, Range 3 West run in an Easterly direction along the South line of said 1/4 1/4 section for a distance of 627.74 feet; thence turn an angle to the left of 89 degrees 58 minutes 40 seconds and run in a northerly

direction for a distance of 130.10 feet; thence turn an angle to the right of 90 degrees 00 minutes 25 seconds and run in an Easterly direction for a distance of 318.04 feet, more or less to a point on the Westerly right of way line of U.S. Highway #31; thence turn an angle to the left of 64 degrees 07 minutes 50 seconds and run in a Northeasterly direction along said right of way line for a distance of 169.26 feet, more or less to a point on the Southeast corner of that certain tract of land described in Deed book 322, page 272 in the office of the Judge of Probate Shelby County, Alabama; thence turn an angle to the left of 90 degrees 00 minutes 44 seconds and run in a Northwesterly direction along the Southerly line of said tract of land recorded in Deed Book 322, page 272, for a distance of 210.66 feet to an existing iron pin being most westerly corner of said tract of land as recorded in Deed Book 322, page 272 and being the point of beginning; thence turn an angle to the right of 34 degrees 16 minutes 57 seconds and run in a Northwesterly direction for a distance of 405.03 feet; thence turn an angle to the right of 85 degrees 31 minutes 49 seconds and run in a Northeasterly direction for a distance of 290.10 feet to a point on the Westerly right of way line of Chandalar Drive; thence turn an angle to the right of 113 degrees 11 minutes 51 seconds and run in a Southerly direction along said right of way line for a distance of 124.69 feet to a point of a curve to the left, said curve having a central angle of 33 degrees 15 minutes 14 seconds and a radius of 230.57 feet; thence run in a southerly and easterly direction along the arc of said curve and said right of way line for a distance of 133.82 feet, more or less to an existing iron pin on the most northerly corner of that certain tract of land as described in Deed Book 335, page 531 in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle to the right of 40 degrees 55 minutes 39 seconds (as measured from the chord line) and run in a Southwesterly direction along the Westerly line of said tract as described in Deed Book 335, page 531 for a distance of 181.41 feet to an existing iron pin being on the Southwest corner of that tract of land as described in Deed Book 335, page 531 and the Northwest corner of that tract as described in Deed Book 322, page 272; thence turn an angle to the right of 26 degrees 28 minutes 18 seconds and run in a Southwesterly direction along the Northwesterly line of said tract as described in Deed Book 322, page 272 for a distance of 128.71 feet; more or less to the point of beginning. Situated in Shelby County, Alabama.

# PARCEL II

Description of a parcel of land situated in the north half of the northwest quarter of the northeast quarter of Section 12, Township 20 South, Range 3 West, and the South half of the southwest quarter of the southeast quarter of Section 1, Township 20 South, Range 3 West, both in Shelby County, Alabama, and more particularly described as follows:

From the northwest corner of said northwest quarter of northeast quarter of Section 12, run thence in an easterly direction along the north line of said quarter-quarter section for a distance of 331.20 feet to the point of beginning of the parcel herein described; thence turn an angle to the left of 79 degrees 48 minutes 37 seconds and run in a northeasterly direction for a distance of 37.99 feet to a point on the south right of way line of a public road called Chandalar Drive; thence turn angle to the right of 87 degrees 22 minutes 48 seconds and run southeasterly along said south right of way line for a distance of 209.60 feet to the beginning of a curve to the right in said right of way, said curve having a central angle of 11 degrees 47 minutes 21 seconds and a radius of 388.65 feet and being concave southwest; thence run in a southeasterly direction along the arc of said curve for a distance of 79.97 feet; thence deflect to the right 83 degrees 44 minutes 53 seconds from the chord to said arc in said south right of way line and run in a southerly direction for a distance of 143.52 feet; thence turn an angle to the right of 86 degrees 53 minutes 59 seconds and run in a westerly direction for a distance of 101.55 feet; thence turn an angle to the left of 46 degrees 25 minutes 45 seconds and run southwesterly for a distance of 52.90 feet; thence turn an angle to the right of 46 degrees 58 minutes 15 seconds and run in a westerly direction for a distance of 164.12 feet; thence turn an angle to the right of 95 degrees 32 minutes 10 seconds and run in a northeasterly direction for a distance of 168.87 feet to the point of beginning.

STATE OF ALABAMA  
JUDGE OF PROBATE

1987 MAY 12 AM 10:30

Judge of Probate

1. Deed Tax \$ —

2. Mtg. Tax —

3. Recording Fee 10.00

4. Indexing Fee 1.00

TOTAL 11.00