

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

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STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Six Thousand Six Hundred and No/100 (\$6,600.00) 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 Bruce N. Bates and wife, Jerry C. Bates, (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:

Lots 9, 10, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25 according to the survey of Farris Subdivision, as recorded in Map Book 3, page 126 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes for 1988;
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 30 feet reserved from Street as shown by plat;
4. Public utility easements as shown by recorded plat;
5. Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 165, page 518 and amended in Deed Book 263, page 721 and Map Book 3, page 126 in Probate Office;
6. Transmission Line Permit to South Central Bell as shown by instrument recorded in Deed Book 167, page 137 in Probate Office;
7. Rights of repairian owners in and to the use of said Creek;
8. Agreement with alabama Power Company as shown by instrument recorded in Deed Book 209, page 298 in Probate Office; and,
9. Mineral and mining rights.

The Grantor is not making any warranty, express or implied, in connection with the present or future condition of the above described real estate,

*Bruce Bates*  
Do Attest

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or any house or other improvements located thereon; said real estate, house and improvements are being conveyed to the Grantees in the property's "as is" condition.

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.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its duly authorized officer and its seal affixed this 2nd day of December, 1987.

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

BY: William C. Patterson

ITS: Executive 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 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 2nd day of December, 1987.

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

1987 DEC -4 AM 10:06

Thomas A. Savelberg, Jr.  
JUDGE OF PROBATE

Arlene E. Serrano  
Notary Public

MY COMMISSION EXPIRES OCTOBER 29, 1989

1. Deed Tax \$ 7.00  
2. Mtg. Tax         
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 13.00