

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

1444

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One hundred forty-one thousand fifty and No/100 (\$141,050.00) 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 Park Forest Development Corporation, (hereinafter called Grantee), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee the real estate described on attached Exhibit "A" situated in 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. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 154, page 423 in Probate Office; and,
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 319, page 451 and Deed Book 332, page 366 in Probate Office.

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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, 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 January, 1988.

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 13th day of January, 1988.

Arlene E. Susando
Notary Public

MY COMMISSION EXPIRES OCTOBER 29, 1988

"\$126,944.00 of the purchase price was paid in the form of a purchase money mortgage closed simultaneously herewith."

EXHIBIT "A"

Begin at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 26, Township 21 South, Range 3 West; thence run Westerly along 1/4 1/4 line a distance of 420.0 feet; thence turn right 112 deg. 14 min. 30 sec. and run Northeasterly a distance of 80.76 feet; thence turn left 112 deg. 42 min. 41 sec. and run Westerly a distance of 393.28 feet; thence turn left 89 deg. 33 min. 20 sec. and run Southerly a distance of 71.70 feet; thence turn right 90 deg. 00 min. and run Westerly along 1/4 1/4 line a distance of 305.00 feet; thence turn left 91 deg. 20 min. 45 sec. and run Southerly a distance of 35.31 feet; thence turn right 90 deg. 00 min. and run Westerly a distance of 236.27 feet; thence turn left 90 deg. 00 min. and run Southerly along 1/4 1/4 line a distance of 1295.78 feet to the Southwest corner of NW 1/4 of the SW 1/4 of said Section, Township and Range; thence turn left 89 deg. 16 min. 35 sec. and run Easterly along 1/4 1/4 line a distance of 1311.37 feet to the Southeast corner of NW 1/4 of the SW 1/4 of said Section, Township and Range; thence turn left 90 deg. 11 min. 10 sec. and run northerly along 1/4 1/4 line a distance of 1322.36 feet to the point of beginning.

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

88 JAN 22 AM 8:58

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 14.50
2. Mtg. Tax	-----
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	20.50