

This instrument prepared by:  
 James J. Robinson  
 BURR & FORMAN  
 3000 SouthTrust Tower  
 Birmingham, Alabama 35203

Send Tax Notice To:  
 J. Wilson Dinsmore  
 2107 5th Avenue North  
 Birmingham, Alabama 35203

STATE OF ALABAMA     )  
 COUNTY OF SHELBY    )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Seventy-Nine Thousand Eight Hundred Ninety-One and 57/100 Dollars (\$179,891.57) and other valuable consideration in hand paid to the undersigned grantor by the grantee herein, the receipt and sufficiency of which are hereby acknowledged, SOUTHRUST BANK OF ALABAMA, NATIONAL ASSOCIATION, a national banking association (the "Grantor"), does hereby grant, bargain, sell, and convey unto J. WILSON DINSMORE (the "Grantee"), the following Real Estate situated in Shelby County, Alabama:

A parcel of land located in the Northwest 1/4 of the Southeast 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

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Commence at the Southwest corner of said 1/4 - 1/4 section; thence in a Northerly direction along the West line of said 1/4 - 1/4 section, a distance of 461.07 feet to a point on the Southeasterly right of way line of Parker Drive; thence 41 degrees 28 minutes 50 seconds right, in a Northeasterly direction along said right of way a distance of 46.66 feet to the point of beginning; thence continue along last described course along said right of way a distance of 316.0 feet; thence 90 degrees right, in a Southeasterly direction a distance of 125.0 feet; thence 90 degrees right in a Southwesterly direction, a distance of 352.91 feet; thence 106 degrees 27 minutes right in a Northwesterly direction a distance of 130.33 feet to the Point of Beginning.

THE TOTAL CONSIDERATION FOR THIS CONVEYANCE WAS PAID FROM THE PROCEEDS OF A PURCHASE MONEY MORTGAGE IN FAVOR OF NATIONAL BANK OF COMMERCE CLOSED SIMULTANEOUSLY HERewith.

This conveyance is subject to the following:

- (1) All rights outstanding by reason of statutory rights of redemption from foreclosure of that certain mortgage from Raymond R. Riha to SouthTrust Bank of Alabama, National Association, which mortgage is recorded in Book 042, Page 453, et seq., in the Office of the Judge of Probate of Shelby County, Alabama;

*Natl Bank  
 of Commerce*

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- (2) Encroachment of the building, storm sewer, air conditioning slab and other improvements located on the above-described real estate, as shown on the survey of Lawrence D. Weygand, dated January 8, 1988;
- (3) 1987 ad valorem taxes, which are a lien, which are delinquent and are due and payable;
- (4) 1988 ad valorem taxes, which are a lien, but not yet due and payable;
- (5) Any and all easements, encumbrances, and exceptions of record;
- (6) All unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose; unfiled mechanics' and materialmen's liens; and rights or claims of parties in actual possession of any or all of said real estate;
- (7) Any mining and mineral rights, and all right incident thereto, including release of damages, which are not owned by the Grantor.

TO HAVE AND TO HOLD unto J. Wilson Dinsmore, his heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed by its duly authorized officer, this the 25th day of March, 1988.

SOUTHTRUST BANK OF ALABAMA,  
NATIONAL ASSOCIATION

By: William C. Patterson  
Its Executive Vice President

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said State in said County, do hereby certify that William C. Patterson, whose name as Executive 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, 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 banking association.

Given under my hand and official seal this 25<sup>th</sup> day of March, 1988.

[Signature]  
NOTARY PUBLIC

My Commission expires:  
MY COMMISSION EXPIRES AUG. 3, 1991

STATE OF ALABAMA  
COUNTY OF JEFFERSON  
NOTARY PUBLIC

88 MAR 30 PM 2:17

JUDGE OF PROBATE

RECORDING FEES

Recording Fee	<u>\$5.00</u>
Index Fee	<u>1.00</u>
TOTAL	<u>\$6.00</u>