

THIS INSTRUMENT WAS PREPARED BY:
Robert W. Kinney, Trust Officer
SouthTrust Bank of Alabama,
National Association

Send Tax Notice to:
Thomas D. Ayers
105 Spring Lawn Rd.
Columbia, S.C. 29223

841

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One and no/100 Dollar (\$1.00) in hand paid to the undersigned grantor by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, SOUTHTRUST BANK OF ALABAMA, NATIONAL ASSOCIATION (formerly known as Birmingham Trust National Bank) Trustees of the J. H. Ayers Revocable Trust dated 12-16-81, (the "Grantor"), hereby grant, bargain, sell, and convey unto THOMAS D. AYERS, his heirs and assigns, (the "Grantee") the following Real Estate situated in Shelby County, Alabama, to-wit:

BOOK 198 PAGE 710

A parcel of land situated in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 West, more particularly described as follows: Commence at the southwest corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section; thence South 81 deg. 29 min. east along the south boundary of said quarter-quarter section 108.06 feet to the point of beginning; thence continue along this south boundary 452.56 feet; thence north 10 deg. 28 min. west a distance of 393.46 feet to the south boundary of County Road; thence in a southwesterly direction 50.00 feet along an arc to the P.T. of a curve to the right having a central angle of 35 deg. 22 min., a radius of 439.64 feet, a tangent distance of 140.17 feet; thence south 86 deg. 04 min. west along the south boundary of said road 347.05 feet; thence south 3 deg. 56 min. east a distance of 290.22 feet to the point of beginning; containing 3.25 acres; situated in Shelby County, Alabama.

SUBJECT TO:

- (1) 1988 ad valorem taxes, a lien not yet due and payable; which grantee herein agrees to assume and pay.
- (2) All easements, restrictions and rights-of-way of record.
- (3) To any mineral rights not owned by the seller.

TO HAVE AND TO HOLD, to the said THOMAS D. AYERS, His heirs and assigns forever.

This Deed is executed by SOUTHTRUST BANK OF ALABAMA, NATIONAL ASSOCIATION solely in their capacity as an agent or fiduciary and under the powers and authority contained in the J. H. Ayers Revocable Trust. It is understood that SOUTHTRUST BANK OF ALABAMA, NATIONAL ASSOCIATION is not a party to this Deed in their respective corporate or individual capacities and shall not be liable on any account whatsoever.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 26th day of July, 1988.

Linda M. Williams (SEAL)
WITNESS

SOUTHTRUST BANK OF ALABAMA,
National Association, as
Trustee of J. H. Ayers
Revocable Trust.

By: [Signature]
Its Senior Vice President and
Trust Officer

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

BOOK 198 PAGE 711

I hereby certify that Douglas C. Bell, whose name as Senior Vice President and Trust Officer of SouthTrust Bank of Alabama, National Association, a national banking association, as Trustee of the J. H. Ayers Revocable Trust 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 executed the same voluntarily and with full authority on behalf of SouthTrust Bank of Alabama, National Association acting in its capacity as such Co-Trustee.

Given under my hand this the 26th day of July, 1988.

Janet West Hubbard
NOTARY PUBLIC

My commission expires:

July 24, 1990



STATE OF ALA. SHELLED
I CERTIFY THIS
INSTRUMENT WAS FILED

88 AUG 10 AM 10:53

[Signature]
JUDGE OF PROBATE

- 1. Dead Tax \$ 9.00
- 2. Mtg. Tax
- 3. Recording Fee 5.00
- 4. Indenting Fee 1.00
- TOTAL 15.00