

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Thousand and No/100 Dollars (\$4,000.00) 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 Daniel M. Spitler and Janice C. Spitler (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:

A parcel of land located in the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 1, and the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 12, All in Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 12, thence in a Westerly direction, along the North line of said Section 12, a distance of 460.13 feet to the Point of Beginning, thence 45 degrees 26 minutes 42 seconds left, in a Southwesterly direction, along the Northwesterly line of Lot 2 of Chandalar South Office Park as recorded in Map Book 6, Page 135 in the Office of the Judge of Probate in Shelby County, Alabama, a distance of 75.36 feet to the Northeasterly Right of Way Line of Chandalar Drive, said point being on a curve to the left, said curve having a central angle of 20 degrees 24 minutes 06 seconds and a radius of 448.65 feet, thence 90 degrees right, measured to tangent of said curve, thence along arc of said curve, and said Right of Way, in a Northwesterly direction, a distance of 159.75 feet, thence 95 degrees 25 minutes 28 seconds right, measured from tangent of said curve, in a Northeasterly direction, along the center line of a sanitary sewer, a distance of 145.56 feet, thence 115 degrees 48 minutes 40 seconds right, in a Southeasterly direction, along the Southwesterly Right of Way line of a 100 foot wide Alabama Power Company Easement, a distance of 197.55 feet to the Point of Beginning.

The Grantor reserves a 5' easement for sewer along the Westerly boundary line of this property.

Subject to:

1. Ad Valorem taxes for 1983;
2. Existing rights of ways, encroachments, party walls, building restrictions, zoning, recorded/unrecorded easements, deficiencies in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property; and
3. This property is located in a flood prone area.

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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 26th day of September, 1983.

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

BY: Fred C. Cunn, Jr.  
ITS: Sr. Vice President

SEAL

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STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that FRED C. CUNN, JR., whose name as Senior 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 26th day of September, 1983.

Chapman Bagwell  
Notary Public

My Commission Expires August 3, 1987

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

90 DEC 10 PM 12:51

William H. [Signature]  
JUDGE OF PROBATE

1. Deed Tax	\$ 4.00
2. Mig. Tax	\$ 5.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. Notary Fee	\$ 1.00
6. Certified copy	\$ 1.00
<b>Total</b>	<b>\$ 15.00</b>