

This instrument prepared by Scott Hilley, SouthTrust Bank of Alabama, National Association, P. O. Box 2554, Birmingham, AL 35290.

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty thousand and No/100 (\$50,000.00) Dollars to the undersigned Grantor, SouthTrust Bank of Alabama, National Association, (hereinafter called Grantor), in hand paid by Alan Staggs and wife, Reba Staggs, (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:

Lot 10, according to the Survey of Kenton Brant Nickerson Subdivision, as recorded in Map Book 5, page 53, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes for 1991;
2. Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded/unrecorded easements, deficiencies in quantity of ground, overlaps, overhangs, and 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;
3. Building set back line, easements, restrictions, conditions and limitations as shown by recorded plat;
4. Easements to Plantation Pipe Line Company in Deed Book 112, page 331;
5. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 267, page 396;
6. Mineral and mining rights and all rights incident thereto including release of damages; and,
7. All rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America by virtue of a foreclosure sale held on January 11, 1991, which said rights will exist from said period.

BOOK 329 PAGE 569

J. Michael Joiner

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 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 revision.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its duly authorized officer and its seal affixed this 12th day of February, 1991.

SouthTrust Bank of Alabama, National Association

BY: William C. Patterson

ITS: Executive Vice President

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

91 FEB 15 PM 1:03

Thomas P. Henderson, Jr.
JUDGE OF PROBATE

BOOK 329 PAGE 570

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, 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.

Given under my hand and official seal this the 12th day of February, 1991.

Arlene E. Spando
Notary Public

MY COMMISSION EXPIRES OCT. 12, 1992

1. Deed Tax	-----	\$50.00
2. Mfg. Tax	-----	\$
3. Recording Fee	-----	\$5.00
4. Indexing Fee	-----	\$3.00
5. No Tax Fee	-----	\$
6. Certified Fee	-----	\$1.00
Total	-----	\$59.00