

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 Two hundred seventy-five thousand and No/100 (\$275,000.00) Dollars to the undersigned Grantor, SouthTrust Bank of Alabama, National Association, (hereinafter called Grantor), in hand paid by Alan F. Clark, (hereinafter called Grantee), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to wit:

Lot 511, according to the Survey of Riverchase Country Club, 12th Addition, recorded in Map Book 8, page 140, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes for 1991;
2. Easements as shown by recorded map;
3. Building line as shown by recorded map;
4. Restrictions regarding Alabama Power Company recorded in Misc. Volume 55, page 175 in the Probate Office of Shelby County, Alabama;
5. Agreement with Alabama Power Company recorded in Misc. Volume 55, page 176 in the Probate Office of Shelby County, Alabama;
6. Right of way for the City of Hoover recorded in Volume 354, page 449 in the Probate Office of Shelby County, Alabama;
7. Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140, in the Probate Office of Shelby County, Alabama;
8. Restrictions appearing of record in Volume 354, page 892; Misc. Volume 14, page 532; Misc. Volume 17, page 550 and Misc. Volume 34, page 549, in the Probate Office of Shelby County, Alabama; and,
9. All rights of redemption arising from that certain foreclosure deed recorded in Real 355, page 25. Said rights to expire one (1) year from date of foreclosure, i.e. 7/23/92.

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.

\$247, 500.00 paid from mortgage filed simultaneously.

✓  
BERKOWITZ, LEFKOVITS, ISOM 0883  
& KUSHNER, PC  
TRUST ACCOUNT  
1100 FINANCIAL CENTER 328-0480  
BIRMINGHAM, ALABAMA 35203

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TO HAVE AND TO HOLD to the Grantee, his heirs 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 9th day of September, 1991.

SouthTrust Bank of Alabama, National Association

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, 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 9th day of September, 1991.

Mary E. Wadsworth  
Notary Public

My Commission Expires May 7, 1993

NOTARY PUBLIC  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 SEP 11 PM 12:18

JUDGE OF PROBATE

1. Deed Tax	<u>27.50</u>
2. Mtg. Tax	<u>5.00</u>
3. Recording Fee	<u>300</u>
4. Indexing Fee	<u>100</u>
5. No Tax Fee	<u>100</u>
6. Certified Fee	<u>36.50</u>
Total	<u>36.50</u>