

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 Twenty Six Thousand and No/100 (\$26,000.00) Dollars 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 Derak S. Bevis, Clinton M. Bevis, Sr. and wife, Ruth W. Bevis, (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:

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Begin at the Southwest corner of SE 1/4 of the NW 1/4 of Section 21, Township 21 South, Range 3 West, and run East along said forty acre line 125 feet to the East line of Dogwood-Maylene Public Road to the point of beginning of the land herein conveyed; thence run in a Southerly direction along the East line of said road 144.6 feet; thence run in an Easterly direction 275 feet to a point on the Westerly right of way line of Southern Railway Company, which point is situated 112.05 feet Southeasterly of the South line of said forty acres; thence run in a Northwesterly direction along the West right of way line of said Railway Company 112.05 feet to the South line of said forty acres; thence along said line 279.20 feet West to the point of beginning; being situated in the NE 1/4 of the SW 1/4 of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes for 1992;
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 line as shown by recorded map;
4. Easements as shown by recorded map;
5. Right of way to Shelby County, recorded in Volume 245, page 265, in the Probate Office of Shelby County, Alabama.
6. All rights of redemption arising from that certain foreclosure deed recorded in Book 366, page 150. Said rights to expire one (1) year from date of foreclosure, i.e. 9-30-92.

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 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

✓  
Clinton M. Bevis, Jr.  
Montevallo, AL 35115

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 28th day of January, 1992.

SouthTrust Bank of Alabama, National Association

BY: Fred C. Crum, Jr.  
Fred C. Crum, Jr.  
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 Fred C. Crum whose name as Executive 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 the 28th day of January, 1992.

Diane Ayres Buzen  
Notary Public

My Commission Expires December 4, 1995

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

92 FEB 28 PM 2:50

JUDGE OF PROBATE

1. Deed Tax	\$26.00
2. Mtg. Tax	\$
3. Recording Fee	\$3.00
4. Indexing Fee	\$3.00
5. No Tax Fee	\$
6. Certified Fee	\$1.00
Total	\$35.00