

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 One Thousand Dollars (\$51,000) to the undersigned Grantor, SouthTrust Bank of Alabama, National Association, (hereinafter called Grantor), in hand paid by Sherman Holland, Jr., (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:

SEE ATTACHED EXHIBIT "A"

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. Transmission line permits to Alabama Power Company recorded in Deed Book 102, page 204 and Deed Book 170, page 245 in the Probate Office of Shelby County, Alabama.
4. Right of way to Shelby County, recorded in Deed Book 167, page 357 in the Probate Office of Shelby County, Alabama.
5. 20 foot strip of land for a road for ingress and egress as conveyed to Billie Grubbs Blankenship and Gilbert Blankenship by deed recorded in Deed Book 248, page 603 in the Probate Office of Shelby County, Alabama.
6. Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.
7. Subject to that certain statutory right of redemption to all who may be entitled to redeem under the laws of the State of Alabama.

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.

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SHELBY COUNTY JUDGE OF PROBATE
003 MCD 62.50

P.O. Box 1008
Auburn, AL 36807

TO HAVE AND TO HOLD to the Grantee, his/her 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 27th day of April, 1992.

SouthTrust Bank of Alabama, National
Association

BY: William C. Patterson
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, 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 27th day of April, 1992.

Orane Fye Burger
Notary Public
My Commission Expires December 4, 1995

EXHIBIT "A"

Beginning at the NE corner of the NW1/4 of the NW1/4 of Section 25, Township 20 South, Range 3 West; thence North 85 degrees 17' East 66 feet to the corner of the old Hammond Lot; thence South 18 degrees 14' East 211 feet to the true point of beginning of the lot herein described; thence South 18 degrees 14' East 112 feet, more or less, to the NE corner of the Hodges Lot; thence South 87 degrees 45' West 369 feet, more or less, to the Eastern right of way of the present U. S. Highway #31; thence along the Eastern line of said Highway right of way North 18 degrees 20' West 115.41 feet, more or less, to the Southwest corner of the Dunaway lot; thence along the South boundary of said Dunaway lot North 89 degrees East 368.85 feet, more or less, to the point of beginning of said lot herein described. Situated in Shelby County, Alabama.

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