

This instrument prepared by Scott Hilley, 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 Sixteen Thousand and No/100 (\$16,000.00) Dollars to the undersigned Grantor, SouthTrust Bank of Alabama, National Association, (hereinafter called Grantor), in hand paid by James S. Dawson and Susan J. Dawson, (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:

Commence at the Southeast corner of the SW1/4 of SE1/4 of said Section 35; thence run West along the South line of said 1/4-1/4 Section a distance of 1319.22 feet to the East right of way line of Shelby County Highway No. 119; thence turn an angle of 87 degrees 53' to the right and run along said right of way line a distance of 384.30 feet to the point of beginning; thence continue in the same direction along said right of way line a distance of 177.90 feet to the Southwest corner of the Jimmy Spain lot; thence turn an angle of 89 degrees 16' to the right and run along the South line of said lot, a distance of 294.00 feet; thence turn an angle of 90 degrees 16' to the right and run a distance of 294.00 feet to the point of beginning; being situated in the SW 1/4 of SE 1/4 of Section 35, Township 21 South Range 3 West, Shelby County, Alabama, a being situated in Shelby County, Alabama.

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04/27/1993-11593
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SHELBY COUNTY JUDGE OF PROBATE
002 NC3 25.00

Subject to:

1. Easement designated in Volume 299, page 571 and joint agreement recorded in Volume 300, page 259 in the Probate Office of Shelby County, Alabama.
2. Easement reserved over the North 30 feet and East 30 feet of property recorded in Volume 282, page 5 in the Probate Office of Shelby County, Alabama.
3. Joint Driveway as shown by the Survey of Frank Wheeler, dated 12-29-75.
4. Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.
5. All rights of redemption arising from that certain foreclosure deed recorded in Instrument 1992-5771. Said rights to expire one (1) year from date of foreclosure, i.e. 4-24-93.

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

Merchants & Planters

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 19th day of February, 1993.

SOUTHTRUST BANK OF ALABAMA, N.A.

BY: William C. Patterson

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, N.A., 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, N.A.

Given under my hand and official seal this the 19th day of February, 1993.

Diane L. Burger
Notary Public

My Commission Expires December 4, 1995

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