

SEND TAX NOTICES TO:
Stanley Lewis Ragan

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Eighty Three Thousand Five Hundred and 00/100 Dollars (\$83,500.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, COLONIAL BANK (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto STANLEY LEWIS RAGAN (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 11, according to Correction Plat No. 1, Park Place, First Addition, Phase II, as recorded in Map Book 16, page 125, in the Probate Office of Shelby County, Alabama

SUBJECT TO: i) 1993 taxes a lien but not yet payable; ii) all rights of redemption arising from that certain foreclosure deed recorded in Instrument 1993-6083; iii) all municipal assessments; iv) 20 foot building line as shown on recorded Map; v) 7.5 foot Easement on Rear as shown by recorded Map; vi) Right of Way granted to Alabama Power Company by instrument recorded in Real 84, page 189 and Volume 333, page 385, in the Probate Office of Shelby County, Alabama; vii) Oil Gas and Mineral Lease recorded in Volume 322, page 3 in the Probate Office of Shelby County, Alabama; viii) Right of way to Shelby County recorded in Volume 216, page 584, in the Probate Office of Shelby County, Alabama; ix) Right of Way to Plantation Pipeline, recorded in Volume 210, page 584, in the Probate Office of Shelby County, Alabama; x) Right of Way to Southern Bell Telephone and Telegraph Company recorded in Real 88, page 567 in the Probate Office of Shelby County, Alabama; xi) Right of way to A T & T recorded in Real 194, page 322, in the Probate Office of Shelby County, Alabama; and xii) all mineral and mining rights not owned by Grantor.

[\$75,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever. Inst # 1993-12751

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AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 29th day of April, 1993.

COLONIAL BANK

By: E. Dewayne Vandermark
(Its Vice President)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that E. Dewayne Vandermark, whose name as Vice President of COLONIAL BANK, a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 29th day of April, 1993.

Patricia H. McCoy
NOTARY PUBLIC
My Commission Expires: 10-9-94

THIS INSTRUMENT PREPARED BY:
William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 370027
Birmingham, AL 35237
(205) 328-4600

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