

This instrument was prepared by:  
Bob Wheat, Vice President  
Compass Bank  
P.O. Box 10566  
Birmingham, AL 35296

SEND TAX NOTICE TO:  
Gary E. Ganus Sr.  
3231 Glasgow Circle  
Birmingham, AL 35242

STATE OF ALABAMA

STATUTORY WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Forty Thousand and no/100 DOLLARS (\$240,000.00) in hand paid by Gary Edward Ganus and Lynda H. Ganus (hereinafter referred to as "GRANTEE") to Compass Bank, an Alabama banking corporation (hereinafter referred to as "GRANTOR") the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 11, according to the Map of First Addition to Kerry Downs, as recorded in Map Book 7, Page 73, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due October 1, 1994.
2. 10 foot easement Northwest as shown by recorded plat.
3. 20 foot ease Southeast and Westerly as shown by recorded plat.
4. Restrictions appearing of record in Misc. Volume 26, Page 534 ad misc. Volume 25, page 705, in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company as setforth in Volume 313, page 794, as recorded in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company as recorded in Misc. Volume 26, page 535 in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto setforth in Real 72, page 425, in the Probate Office of Shelby County, Alabama.

NOTE: Compass Bank was previously known as Central Bank of the South.

\$140,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said 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 reversion, and to their successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officer this the 7th day of December, 1993.

ATTEST:

COMPASS BANK

By:

James A. Budd  
Its: VICE PRESIDENT

By:

Bob Wheat  
Its: Vice President

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for the said County in said State hereby certify that Bob Wheat, whose name as Vice President of Compass Bank an Alabama banking corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the above and foregoing conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 7th day of December, 1993.

Patricia D. Bailey  
Notary Public

MY COMMISSION EXPIRES MARCH 4, 1995

Inst # 1993-40337

12/16/1993-40337  
08:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 108.50

Inst # 1993-40337