

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Thompson Realty Co., Inc. an Alabama corporation (the "Grantee") to AmSouth Bank of Alabama (formerly known as AmSouth Bank N.A.), as Trustee of the Lucille R. Thompson Qualified Personal Residence Trust dated February 15, 1994 (the Grantor"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee that certain real property lying and being situated in Shelby County, Alabama as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD unto the Grantee, and the Grantee's successors and assigns, forever.

The conveyance evidenced hereby is made by the Grantor in order to make the lot lines of Shoal Creek Subdivision more consistent and more suitable for development without in any manner reducing the value of the specific lot of which the Property is a portion.

It is expressly understood and agreed that this Statutory Warranty deed is made subject to the following (the "Exceptions"):

1. Ad Valorem taxes for the current tax year.
2. Easements and building lines, if any, as shown on recorded maps.
3. Title to all minerals within and underlying the Property, and all mining rights and other rights, privileges, and immunities relating thereto.
4. Existing easements, restrictions, limitations, covenants and conditions, if any, of record affecting the property.

No word, words or provisions of this instrument are intended to operate as to imply any covenants of warranty, other than the implied warranties provided for under §35-4-271, Code of Alabama 1975, subject to the Exceptions.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Statutory Warranty Deed on the 4th day of November, 1996.

AMSOUTH BANK OF ALABAMA (formerly known as AmSouth Bank N.A.), as Trustee of The Lucille R. Thompson Qualified Personal Residence Trust dated February 15, 1994

Attest:

By:

Its:

By:

Its:

11/13/1996-37636
02:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCO 14.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Don Ferguson & John McCarty, whose name as VP & TREO & TREO Of AmSouth Bank of Alabama (formerly known as AmSouth Bank N.A.), an Alabama banking corporation, as Trustee of the Lucille R. Thompson Qualified Personal Residence Trust dated February 15, 1994, 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 for and as the act of said banking corporation.

Given under my hand and official seal, this the 4th day of November, 1996.

Christi L. Feeze
Notary Public

(Affix Seal)

My commission expires: 11-7-99

This instrument prepared by:

Thomas C. Clark III
MAYNARD COOPER AND GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham AL 35203-2602
(205)254-1000

EXHIBIT A

(Legal Description)

A parcel of land situated in the Southwest quarter of the Southeast quarter of Section 26, Township 18 South, Range 1 West, Shelby County, Alabama, being a part of Lot 100-A according to the survey of a Resurvey of Lots 16, 20, 21, 98, 99, 100, 101, 102, 105 and a portion of vacated common area in Shoal Creek, as recorded in Map Book 7, Page 21, in the Probate Office of Shelby County, Alabama, being more particularly described as follows :

Begin at the Southernmost corner of Lot 100-A, according to the survey of a Resurvey of Lots 16, 20, 21, 98, 99, 100, 101, 102, 105 and a portion of vacated common area in Shoal Creek, as recorded in Map Book 7, Page 21 in the Probate Office of Shelby County, Alabama, and run in a Northerly direction along the East line of said Lot 100-A a distance of 64.14 feet to a point; thence turn an interior angle of $36^{\circ}41'38''$ and run to the left in a Southwesterly direction a distance of 37.49 feet to a point on the right of way of Gleneagles (a private roadway); thence turn an interior angle of $85^{\circ}55'24''$ to the tangent of a curve to the right having a central angle of $48^{\circ}08'09''$ and a radius of 50.00 feet and run left to right along the arc of said curve and along said right of way in a Southeasterly direction a distance of 42.01 feet to the point of beginning, containing 606 square feet more or less.

Inst # 1996-37636

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