

This instrument was prepared by:  
Clayton T. Sweeney, Esquire  
2700 Highway 280 East  
Suite 290E  
Birmingham, AL 35223

Send Tax Notice to:  
JOHN WALSH  
DONNA K. WALSH  
307 Highland Park Drive  
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED NINETY THOUSAND DOLLARS AND NO/100's (\$290,000.00) and other good and valuable consideration, paid to the undersigned grantor, NATIONAL BANK OF COMMERCE, a National Banking Association, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said NATIONAL BANK OF COMMERCE, a National Banking Association, (hereinafter referred to as "Grantor") does by these presents, grant, bargain, sell and convey unto JOHN WALSH and DONNA K. WALSH, (hereinafter referred to as "Grantee"), as joint tenants with rights of survivorship, the following described real estate (the "property"), situated in SHELBY County, Alabama, to-wit:

Lot 705, according to the Survey of Highland Lakes, 7th Sector, an Eddleman Community, as recorded in Map Book 20, Page 58 A, B & C, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 7th Sector, recorded as Instrument #1995-28389 in the Probate Office of Shelby County, Alabama ( which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

The above property is conveyed subject to:  
Ad valorem for 1998 and subsequent years not yet due and payable until October 1, 1998.  
Existing covenants and restrictions, easements, building lines and limitations of record.

05/21/1998-18620  
09:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
123.50

All statutory rights of redemption outstanding from the mortgage foreclosure deed dated August 6, 1997 recorded in Inst. 1997-24772. There is outstanding the statutory right of redemption for one year from the foreclosure sale date, August 6, 1997.

\$175,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.  
NATIONAL BANK OF COMMERCE AND NATIONAL BANK OF COMMERCE OF BIRMINGHAM ARE ONE AND THE SAME ENTITY:

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the Grantors have caused this statutory warranty deed to be executed this 11th day of May, 1998.

GRANTOR: \_\_\_\_\_ OF BIRMINGHAM  
NATIONAL BANK OF COMMERCE, a National Banking Association  
*William G. Sanders, Jr.*  
William G. Sanders, Jr., Executive Vice President

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that William G. Sanders, Jr., whose name as Executive Vice President of NATIONAL BANK OF COMMERCE, a National Banking Association, a Delaware corporation, is signed to the foregoing Deed; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, 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 office seal of office this the 11th day of May, 1998.

*Clayton T. Sweeney*  
Notary Public  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: NOV. 14, 2001.  
BONDED THRU NOTARY PUBLIC UNDERWRITER

Inst # 1998-18620

CLAYTON T. SWEENEY, ATTORNEY AT LAW