

**Send Tax Notice To:**  
M. Del Vines  
111 Emerald Lake Drive  
Pelham, AL 35124

**This Instrument Prepared By:**  
John G. Lowther, Attorney  
3500 Independence Drive  
Birmingham, AL 35209

Inst # 1998-51926

## STATUTORY DEED

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of Sixteen Thousand and NO/100 (\$16,000.00) Dollars and other valuable consideration to the undersigned National Bank of Commerce of Birmingham, a National Banking Association, (hereinafter referred to as "Grantor") in hand paid by M. Del Vines, (hereinafter referred to as "Grantee"), the receipt whereof is hereby acknowledged, the said Grantor does Grant, Bargain, Sell and Convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 50-A, according to a resurvey of Lots 49 and 50, Wynlake Subdivision, Phase III, as recorded in Map Book 22, Page 156, in the Probate Office of Shelby County, Alabama.

**THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:**

1. Taxes and assessments for the year 1999, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. Less and except any coal, oil, gas and mineral and mining rights reserved in Real Book 15, Page 375, in the Probate Office of Shelby County, Alabama.
3. All statutory rights of redemption and other rights outstanding or existing by virtue of that certain mortgage foreclosure deed dated March 5, 1998, and recorded March 12, 1998, as Instrument # 1998-08657, in the Probate Office of Shelby County, Alabama.
4. Rights of parties in possession, building set back lines, encroachments, overlaps, overhangs, unrecorded and recorded easements, restrictive covenants, or any matters which would be disclosed by an accurate survey and inspection of the property.
5. Permits to Alabama Power Company recorded in Deed Book 113, Page 277, and Deed Book 121, Page 191; Deed Book 101, Page 76; Deed Book 121, Page 191, and Deed Book 138, Page 317, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Deed Book 101, Page 76; Deed Book 121, Page 191 and Deed Book 138, Page 317, in the Probate Office of Shelby County, Alabama.

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7. Right of Way to Alabama Power Company recorded in Real Book 40, Page 202, in the Probate Office of Shelby County, Alabama.
8. Restrictions as recorded in Inst. # 1996-26737, in the Probate Office of Shelby County, Alabama.
9. Ten (10) foot utility easement across the Northwest side of said lot, and 35 foot building set back line from Shadow Run Way, both as shown on recorded map of said subdivision.

**TO HAVE AND TO HOLD** unto the said Grantee, his heirs and assigns.

No word, words, or provisions of this instrument are intended to operate as to imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property, except as herein above limited, against lawful claims of all persons claiming by, through or under the Grantor.

**IN WITNESS WHEREOF**, the said Grantor has caused this instrument to be executed by its duly authorized officer on this 23<sup>rd</sup> day of December, 1998.

Grantor:

National Bank of Commerce of Birmingham, a  
National Banking Association

By: William G. Sanders, Jr.  
William G. Sanders, Jr.  
Its: Executive Vice President

**STATE OF ALABAMA**  
**COUNTY OF JEFFERSON**

I, the undersigned Notary Public in and for said County and State, hereby certify that William G. Sanders, Jr., whose name as Executive Vice President of National Bank of Commerce of Birmingham, N.A., is signed to the foregoing statutory deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the deed, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Bank.

Given under my hand and official seal this 23<sup>rd</sup> day of December, 1998.

Kay H. Jeff  
Notary Public  
My Commission Expires: 11-6-00  
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