

Send Tax Notice To:  
D. Bruce Irwin  
1682 Montgomery Highway  
Birmingham, Alabama 35216

This instrument was prepared by:  
James W. Fuhrmeister  
Allison, May, Alvis, Fuhrmeister  
& Kimbrough, L.L.C.  
P. O. Box 380275  
Birmingham, AL 35238

Inst # 1999-00024

01/04/1999-00024

10:07 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

004 CRI 192.00

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**Corporation Form Statutory Warranty Deed**

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STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

THAT IN CONSIDERATION OF One Seventy Five Thousand Dollars and 00/100 (\$175,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **REGIONS FINANCIAL CORPORATION, A DELAWARE CORPORATION, F/K/A FIRST ALABAMA BANCSHARES, INC., an Alabama corporation** (herein referred to as Grantor,) does grant, bargain, sell and convey unto **D. BRUCE IRWIN, A MARRIED MAN** (herein referred to as Grantees, whether one or more), in fee simple, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to:

1. General and special taxes or assessments for 1999 and subsequent years not yet due and payable.
2. Easements as shown by recorded plat, including a 15 foot easement on the Southerly side as shown by survey of Amos Cory dated 12/14/98.
3. Transmission Line Permits to Alabama Power Company as shown by instrument(s) recorded in Deed 245 Page 120 and Deed 11 Page 581 and Deed 171, Page 270 in Probate Office.
4. Release(s) of damages as set out in instrument(s) recorded in Real 352 Page 686 in Probate Office.
5. Encroachment of concrete flume outside of easement onto the land as shown on the survey of Amos Cory dated 12/14/98.

6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including rights set out in Real 352, Page 686 in Probate Office.
7. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

**The Grantee, for himself, his heirs, successors, and assigns, hereby agrees that no building, fence, wall or other structure shall be commenced, erected or maintained, nor shall any addition to or change or alteration therein be made, until plans and specifications, showing the nature, kind, shape, height, materials, floor plans, color scheme, locations and approximate cost of such structure, and the grading plan of the lot to be built upon, shall have been submitted to and approved in writing by the Grantor and a copy thereof, as finally approved, lodged permanently with the Grantor. The Grantor shall have the right to refuse to approve any such plans or specifications or grading plan, which are not suitable or desirable, in its opinion, for aesthetic or other reasons; and in so passing upon such plans, specifications and grading plan, Grantor shall have the right to take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure, as planned, on the outlook from the adjacent or neighboring property. Building to be equal and compatible to existing Regions Bank Building in Pelham, Alabama.**

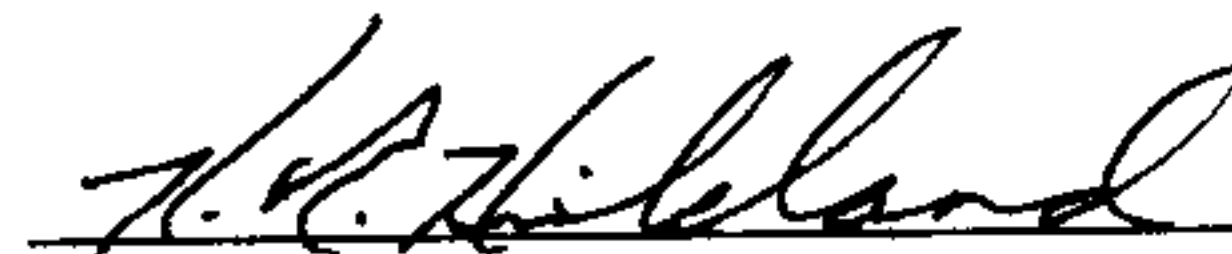
**NOTE: THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.**

**TO HAVE AND TO HOLD** unto the said Grantee her, its successors and assigns, forever .

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

**IN WITNESS WHEREOF**, the said Grantor, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of December, 1998.

Regions Financial Corporation, a Delaware Corporation, f/k/a First Alabama Bancshares, Inc., an Alabama corporation



By: K. R. Kirkland  
Its: President

STATE OF ALABAMA     )  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that K. R. Kirkland, whose name as President of Regions Financial Corporation f/k/a First Alabama Bancshares, a 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 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 the 21 day of December 1998.

Kimberly Melton  
Notary Public

My Commission Expires: 3-1-99

State of Alabama  
Shelby County

Exhibit A

A parcel of land located in the S.W.1/4 of the N.W.1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama,

described as follows:

Commence at the Northwest corner of Lot One of Lunceford's Industrial Park as recorded in Map Book Seven, Page 133 in the office of the Judge of Probate of Shelby County, Alabama:

Thence run South 88 deg. 03 min. 03 sec. East along the North liner of said Lot One and the South right-of-way of First Alabama Bank Drive a distance of 241.87 feet to the POINT OF BEGINNING:

Thence continue last course 183.50 feet to a clockwise curve on said right-of-way having a Delta angle of 23 deg. 35 min. 46 sec. and a Radius of 166.50 feet,

Thence run along the arc of said curve 68.57 feet to the point of Tangent,

Thence run South 64 deg. 27 min. 17 sec. East a distance of 86.53 feet to a point on the West right-of-way of U.S. Highway #31,

Thence run South 25 deg. 32 min. 43 sec. West 185.75 feet,

Thence run North 47 deg. 26 min. 00 sec. West 336.06 feet to the point of beginning. Containing 0.80 acre.

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