

Send Tax Notice To:
Jack D. Harris and Rebecca B. Harris
663 Highland Lakes Cove
Birmingham, Alabama 35242

This instrument was prepared by:
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P. O. Box 380275
Birmingham, AL 35238

Inst # 1999-00026

01/04/1999-00026
10:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 CRH 192.00

Corporation Form Statutory Warranty Deed

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 **JACK D. HARRIS AND WIFE, REBECCA B. HARRIS** (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, 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 northerly and westerly sides of lot and 7.5 foot easement on the easterly side of lot.
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. 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.
6. 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.

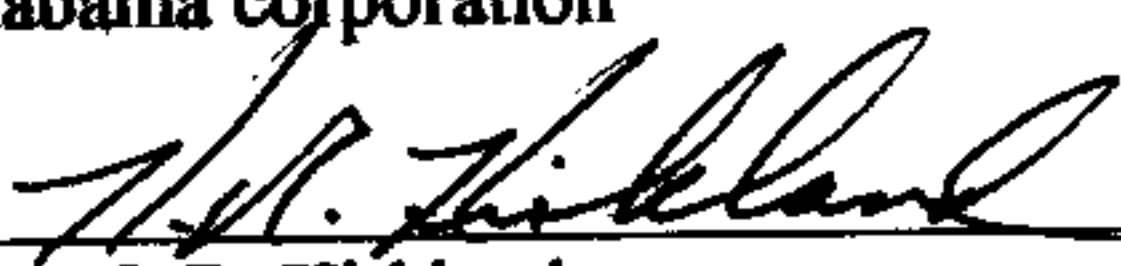
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the lives of the Grantees herein) in the event 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.

TO HAVE AND TO HOLD unto the said Grantee their heirs 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

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 Luncesford'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 38 deg. 03 min. 03 sec. East along the North line of said Lot One and the South right-of-way of First Alabama Bank Drive a distance of 39.18 feet, thence run North 01 deg. 56 min. 57 sec. West 60.00 feet to the North right-of-way of First Alabama Bank Drive and the POINT OF BEGINNING; thence run North 88 deg. 03 min. 03 sec. East 312.15 feet along said right-of-way, thence run North 01 deg. 56 min. 57 sec. East 187.63 feet, thence run south 90 deg. 00 mi. 00 sec. West 152.50 feet, thence run South 22 deg. 29 min. 46 sec. West 120.16 feet, thence run South 89 deg. 27 min. 10 sec. West 135.44 feet to a point on the East right-of-way of Shelby County Highway # 105, thence run South along said right-of-way 37.43 feet to the point of a counter-clockwise curve having a Delta angle of 110 deg. 24 min. 06 sec. and a radius of 25.00 feet, thence run along the arc of said curve 43.81 feet to the POINT OF BEGINNING.

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