

This instrument was prepared by:

SEND TAX NOTICE TO:

Lisa Hudson Dorrough
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue South
Birmingham, Alabama 35205

Mega Builders, Inc.
1024 Commerce Blvd.
Pelham, Alabama 35124

Inst # 2000-23515

TRUSTEE'S DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of \$52,500.00 and other valuable consideration, SouthTrust Bank, an Alabama banking corporation, f/n/a SouthTrust Bank, N.A., as successor co-trustee under the will of Joseph Wheeler Sewell, Jr., deceased, and Virginia Sewell Jones in her capacity as co-trustee under the will of Joseph Wheeler Sewell, Jr., deceased (hereinafter referred to as "Grantor"), in hand paid by Mega Builders, Inc. (hereinafter referred to as "Grantee"), the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, the following described real estate and improvements thereon being situated in Shelby County, State of Alabama, to-wit:

Lots 23 & 32 according to the Survey of The Glen Estates, as recorded in Map Book 19 Page 9 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lot 34A, according to a Resurvey of Lots 18 thru 21 and 33 thru 35 of The Glen Estates as recorded in Map book 19 Page 57 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. 2000 Ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.
3. Any mining and mineral rights not owned by Grantor.

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way and other matters, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, any encumbrances of record, any easement apparent upon a visual inspection of the property together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein and any taxes or assessments now or hereafter becoming due against said property.

TO HAVE AND TO HOLD the aforegranted real estate, together with improvements and appurtenances thereunto appertaining, unto the Grantee, its successors and assigns forever.

THIS CONVEYANCE IS EXECUTED WITHOUT WARRANTY OR REPRESENTATION OF ANY KIND ON THE PART OF THE GRANTOR, EXPRESS OR IMPLIED.

This instrument is executed by SouthTrust Bank solely as successor co-trustee under the will of Joseph Wheeler Sewell, Jr., deceased, and in its capacity as successor co-trustee and under its powers and authority as said successor co-trustee and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of SouthTrust Bank in its individual or corporate capacity. It is understood that SouthTrust Bank is not a party hereto in its individual or corporate capacity and shall not be liable herein on any account whatsoever.

This instrument is executed by Virginia Sewell Jones solely in her capacity as co-trustee under the will of Joseph Wheeler Sewell, Jr., deceased, and in her capacity as co-trustee, neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of Virginia Sewell Jones in her individual capacity. It is understood that

07/13/2000-23515
09:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 21.50

Virginia Sewell Jones is not a party hereto in her individual capacity and shall not be liable herein on any account whatsoever.

IN WITNESS WHEREOF, SouthTrust Bank in its capacity as successor co-trustee under the will of Joseph Wheeler Sewell, Jr., deceased, has caused this deed to be executed for it and in its name by John D. Temple, its Senior Vice President, who is duly authorized, and has further caused its corporate seal to be hereunto affixed on this 23rd day of JUNE, 2000, and Virginia Sewell Jones, as co-trustee under the will of Joseph Wheeler Sewell, Jr., deceased, has set her hand and seal this 23rd day of JUNE, 2000.



SouthTrust Bank, as successor co-trustee under the will of Joseph Wheeler Sewell, Jr., deceased

By: [Signature]
Its VICE PRESIDENT

By: [Signature]
John D. Temple
Senior Vice President

[Signature]
Virginia Sewell Jones
co-trustee under the will of
Joseph Wheeler Sewell, Jr., deceased

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, hereby certify that John D. Temple and Paul Z Metz, whose names as Senior Vice President and Vice President respectively of SouthTrust Bank, an Alabama banking corporation, as successor co-trustee under the will of Joseph Wheeler Sewell, Jr., deceased, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily and with full authority on behalf of SouthTrust Bank in its capacity as such successor co-trustee.

Given under my hand this 23 day of June, 2000.

[Signature]
Notary Public MY COMMISSION EXPIRES
My Commission Expires: MAY 10, 2004.

[SEAL]

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Virginia Sewell Jones, whose name as co-trustee under the will of Joseph Wheeler Sewell, Jr., deceased, is signed to the foregoing conveyance and who is known to me, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this 23rd day of June, 2000.

[Signature]
Notary Public
My Commission Expires: 9-25-02

Inst # 2000-23515

07/13/2000-23515
09:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 21.50