

This instrument prepared by DAVID LEE JONES, attorney,  
2305 Worth Street, P. O. Box 909, Guntersville, AL 35976,  
(256) 582-0588. Unless separately contracted, the  
draftsman makes no warranties as to the sufficiency of  
the interest conveyed.

**STATE OF ALABAMA - SHELBY COUNTY**

**GENERAL WARRANTY DEED  
IN LIEU OF FORECLOSURE**

Inst # 2001-42987

10/04/2001-42987  
12:07 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
15.00  
002 MEL

KNOW ALL MEN, in consideration of Ten and no/100 Dollars plus other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SOUTHERLAND & ASSOCIATES, INC., a corporation, herein GRANTOR, does hereby grant, bargain, sell and convey unto THE BANK, a corporation, herein GRANTEE, successors and/or assigns, the following described real property:

From the true (sized section) N.W. corner of the SW 1/4 – NE 1/4 of Section 2, Township 20 South, Range 2 East, run thence true South 00 deg. 55'10"W along the true West boundary of said SW 1/4 of the NE 1/4 a distance of 287.12 feet to a point on the Southerly boundary of U.S. Highway #280 (250 foot right of way), being the Point of Beginning of the herein described parcel of land; thence turn 00 deg. 38'31" left and run South 00 deg. 16'39"W along an accepted property line a distance of 642.51 feet; thence turn 00 deg. 01'35" right and continue South 00 deg. 18'14"W along said accepted property line a distance of 396.07 feet; thence turn 00 deg. 06'47" left and continue South 00 deg. 11'27" W along said accepted property line a distance of 468.75 feet; thence turn 90 deg. 11'27" left and run 300.00 feet; thence turn 90 deg. 00' right and run 205.50 feet; thence turn 90 deg. 00' left and run 989.58 feet to a point on an accepted property line; thence turn 89 deg. 49'25" left and run North 00 deg. 10'35" E along said accepted property line a distance of 653.15 feet; thence turn 01 deg. 27'51" right and run North 01 deg. 38' 26" E along said accepted property line a distance of 77.98 feet to a point on the Southerly boundary of aforementioned U.S. Highway #280; thence turn 54 deg. 18'20" left and run 1618.73 feet along said Highway boundary to the Point of Beginning of the herein described parcel of land. (kh01/21963.1)

This deed is given in lieu of foreclosure on that certain Mortgage to BancorpSouth Bank, a corporation, recorded October 16, 2000 as Inst. No. 2000-35904 in the Probate Office of Shelby County, Alabama, and assigned to The Bank, a corporation, by virtue of Assignment of Mortgage from BancorpSouth Bank, a corporation, and recorded July 13, 2001 as Inst. No. 2001-29120 in the Probate Office of Shelby County, Alabama.

This conveyance, however, is subject to the following:

- A. Ad valorem taxes due October 1, 2001, which the GRANTEE agrees to pay.
- B. Any valid adverse title as to minerals, oil or mining rights, easements or rights-of-way, covenants running with the land, encroachments or other matters or defects shown by a survey of the property herein conveyed.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto the GRANTEE, successors and/or assigns forever.

The GRANTOR, for itself and its heirs covenant to the GRANTEE, successors and/or assigns, that the GRANTOR is lawfully seized in fee simple of the property conveyed herein; that the property is free from all encumbrances, unless otherwise noted above; that the GRANTOR has a good right to sell and convey the same and the GRANTOR will warrant and defend the same to the GRANTEE, heirs and/or assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, has caused this instrument to be executed on its behalf by Rudy L. Southerland, who is duly authorized on this the 1<sup>st</sup> day of October, 2001.

SOUTHERLAND & ASSOCIATES, INC.,  
an Alabama corporation

Rudy L. Southerland  
BY: Rudy L. Southerland  
ITS: President

STATE OF ALABAMA     )  
Marshall COUNTY    )

CORPORATE ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County and said State, hereby certify that Rudy L. Southerland whose name as PRESIDENT of SOUTHERLAND & ASSOCIATES, INC., an Alabama corporation, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the same, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and seal on this the 1<sup>st</sup> day of October, 2001.

Phonda Aurrells  
NOTARY PUBLIC  
My commission expires 7-31-02

TAX STATEMENTS FOR REAL PROPERTY  
SHOULD BE SENT TO:

Address: P O Box 460  
Albertville, AL 35950

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