


This instrument was prepared by:  
**Bob Wheat, Vice President**  
**Compass Bank**  
**P. O. Box 10566**  
**Birmingham, Alabama 35296**

  
20030722000468110 Pg 1/2 194.00  
Shelby Cnty Judge of Probate, AL  
07/22/2003 14:15:00 FILED/CERTIFIED

**STATE OF ALABAMA**

**STATUTORY WARRANTY DEED**

**SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **One hundred eighty thousand and no/100 DOLLARS (\$180,000.00)** in hand paid by **Fred E. Nasser, Jr.** (hereinafter referred to as "GRANTEE") to Compass Bank, an Alabama banking corporation (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate in Shelby County, Alabama, to wit:

**The legal description to the property being conveyed is attached and marked Exhibit A.**

**Subject to:**

1. **Ad valorem taxes due October 1, 2003.**
2. **Rights of redemption as evidenced by foreclosure deed recorded in 20030310000143920 in the Probate Office of Shelby County, Alabama.**
3. **Less and except any part of subject property that may lie within the right of way of a public road.**
4. **Right of Way granted to Alabama Power Company by instrument recorded in Volume 186, page 222, Volume 232, page 103 and Volume 245, page 132, in the Probate Office of Shelby County, Alabama.**
5. **Recorded and unrecorded easements, restrictions, rights of way. Overlaps and encroachments, if any, affecting the property.**

TO HAVE AND TO HOLD, unto the said GRANTEE, his successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officer this the 22nd Day of July 2003.

ATTEST:

**COMPASS BANK**

By: 

Its: Sr. Vice President

By: 

Its: Vice President

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

I, the undersigned, a Notary Public, in and for the said County in said State hereby certify that Bob Wheat, whose name as Vice President of Compass Bank an Alabama banking corporation, is signed to the foregoing conveyance, and who is know to me, acknowledged before me on this day, that being informed of the contents of the above and foregoing 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 22nd Day of July 2003.

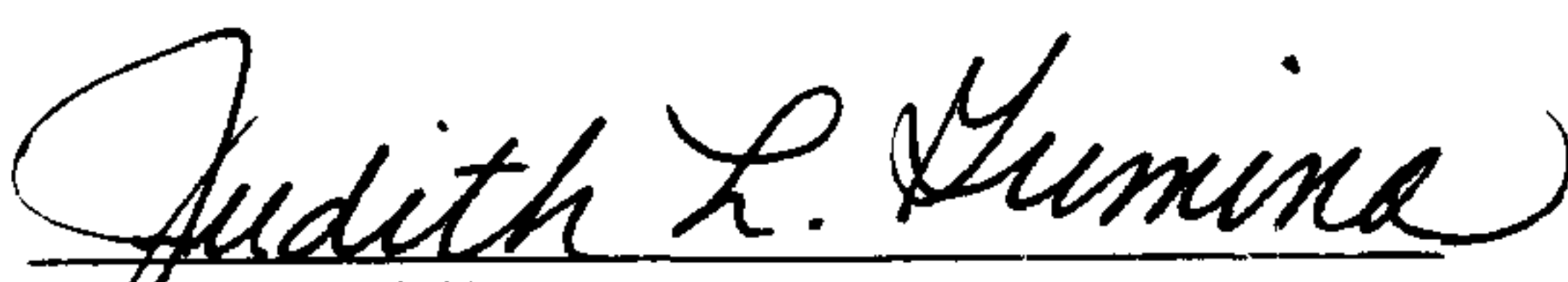
  
Notary Public  
Judith L. Gumina  
My Commission Expires: March 29, 2007

EXHIBIT "A"

Plot 3 according to Survey made of Lee Street Estate by Alton Young in March, 1932, as shown by map record in Map Book 4, page 80, in the Probate Office of Shelby County, Alabama, which said Plot 3 is more particularly described as follows:

From the Northeast corner of Section 22, Township 19 South, Range 2 West run Westerly along the North boundary line of the said Section 22, Township 19 South, Range 2 West for 943.09 feet to a point in the center of a County Road; thence turn an angle of 94°13' to the left and run Southeasterly along the center of said County Road for 200.0 feet; thence turn an angle of 08°11' to the right and continue Southwesterly along the center of said County Road for 100.0 feet to the point of beginning of the land herein described; thence turn an angle of 93°32' to the right and run Northwesterly along the center line of a dedicated Roadway for 666.49 feet; thence turn an angle of 79°56' to the left and run Southwesterly for 277.73 feet; thence turn an angle of 96°30'30" to the left and run Southeasterly 701.56 feet, more or less to a point in the center of said County Road; thence turn an angle of 81°26'30" to the left and run Northeasterly along the center of said County Road for 18.0 feet; thence turn an angle of 07°12' to the left and continue Northeasterly along the center of County Road for 200.0 feet; thence turn an angle of 08°27' to the left and continue Northeasterly along the center of said County Road for 100.0 feet, more or less to point of beginning.

LESS AND EXCEPT THE FOLLOWING:

A part of Plot 3, according to Survey made of Lee Street Estate by Alton Young in March, 1963, as shown by Map recorded in Map Book 4, page 80, in the Probate Office of Shelby County, Alabama, which said portion is more particularly described as follows:

From the Northeast corner of Section 22, Township 19 South, Range 2 West, run Westerly along the North boundary line of the said Section 22, Township 19 South, Range 2 West for 943.09 feet to a point in the center of a County Road; thence turn an angle of 94°13' to the left and run Southeasterly along the center of said County Road for 200.0 feet; thence turn an angle of 08°11' to the right and continue Southwesterly along the center of said County Road for 100.0 feet; thence turn an angle of 93°32' to the right and run Northwesterly along the center line of a dedicated roadway for 353.285 feet to the point of beginning of the lot herein described; thence continue in the same Northwesterly direction 313.205 feet; thence turn an angle of 79°56' to the left and run 277.73 feet; thence turn an angle of 96°30'30" to the left and run Southeasterly 330.56 feet; thence run Northeasterly 277.73 feet, more or less to the point of beginning.

EXCEPT from the above described land the right of way for the dedicated roadway being 25 feet in width.

This land being a part of the N ½ of the NE ¼ of Section 22, Township 19 South, Range 2 West.