

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fourteen thousand and No/100 Dollars (\$14,000.00) to the undersigned Grantor, SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank"), (hereinafter called Grantor), in hand paid by James L. Norton, a married man, (hereinafter called Grantee), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to wit:

Lot 50, according to the Survey of Quail Run, Phase II, as recorded in Map Book 7, page 113, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes for 1983;
2. Existing rights of ways, encroachments, party walls, building restrictions, zoning, recorded/unrecorded easements, deficiencies in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundry lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property;
3. A 35 foot building set back line and easements as shown by record plat;
4. Restrictions, conditions and limitations in Misc. Volume 28, page 859;
5. Agreements as to the underground cables in Misc. Volume 29, page 15;
6. Agreements and easements to Alabama Power Co. in Misc. Volume 29, page 16;
7. Easements to Alabama Power Co. in Deed Volume 101, page 523;
8. Easements to Alabama Gas Corporation in Deed Volume 206, page 21;
9. Mineral and mining rights excepted in Deed Volume 20, page 490;
10. Agreements with River Oaks Development, Inc. in Misc. Volume 16, page 829;
11. Easements to South Central Bell Telephone Co. in Deed Volume 320, page 881; and,
12. Agreements between Acres, Inc, and A. A. Byrd and Jerry Caffee in Misc. Volume 36, page 406.

DENABURG, SCHOEL, MEYERSON, OGLE, ZARZAUR & MAX
ATTORNEYS AT LAW
2125 MORRIS AVE.
BIRMINGHAM, ALABAMA
35203

BOOK 345 PAGE 776

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its duly authorized officer and its seal affixed this 16th day of March, 1983.

\$13,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

SouthTrust Bank of Alabama,
National Association (whose
name formerly was "Birmingham
Trust National Bank")

SEAL

BY: Julian L. Banton

ITS: Executive Vice President

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 MAR 21 AM 11:13

See Mtg H28-H22

Thomas W. Shores, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF JEFFERSON)

Deed TAX. 50

Rec 3.00

Ind 1.00

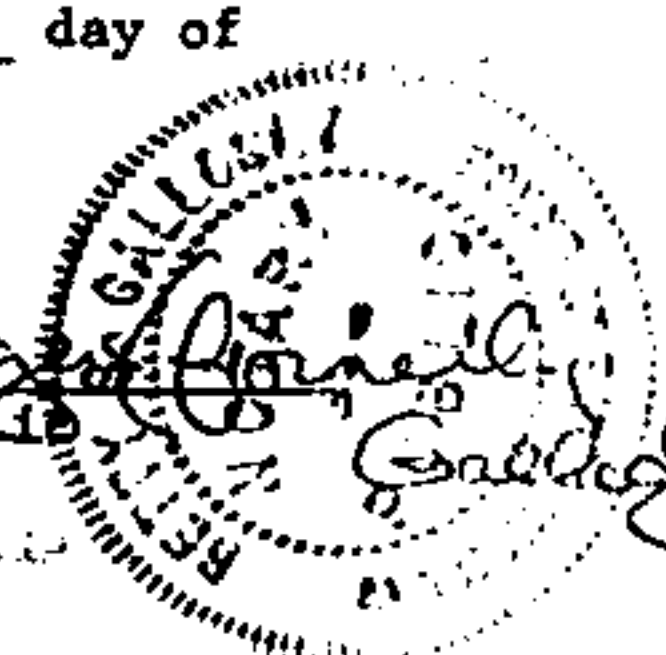
4.50

I, the undersigned authority, A Notary Public in and for said county in said State, hereby certify that Julian L. Banton, whose name as Executive Vice President of SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank"), a national banking association, is signed to the foregoing conveyance and who is known to me to be such officer, 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 SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank").

Given under my hand and official seal this 16th day of March, 1983.

Betty S. Segal
Notary Public

My Commission Expires



BOOK 345 PAGE 777