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This instrument prepared by Clifford W. Bagwell, SouthTrust Bank of Alabama, National Association, P.O. Box 2554, Birmingham, Alabama 35290.

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seventeen thousand two hundred fifty and No/100 Dollars (\$17,250.00) 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 H. D. H. Construction Co., Inc., a corporation, (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 40, Block 1, according to the survey of Sunny Meadows, Phase Two, as recorded in Map Book 8, page 19 A and B in the Probate Office 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. Building line as shown by recorded map;
4. Easement as shown by recorded map;
5. Restrictions recorded in Misc. Vol. 36, page 881 in the Probate Office of Shelby County, Alabama;
6. Right of way to Alabama Power Company recorded in Vol. 326, page 126, Vol. 316, page 456, Vol. 134, page 514, Vol. 139, page 128, Vol. 139, page 140, Vol. 139, page 548, and Vol. 220, page 69 in said Probate Office; and,
7. Mineral and mining rights not owned by the Grantor.

TO HAVE AND TO HOLD to the Grantee, its successors 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 5th day of May, 1983.

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

BY: Ronald S. Zandy

ITS: SENIOR VICE PRESIDENT

SEAL

H. D. H. Const. Co. Inc.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Donald S. Lundy, whose name as SENIOR 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 5th day of May, 1983.

Betty S. Segers (formerly Gallofy)
Notary Public

My Commission Expires May 26, 1985

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

1983 MAY -9 AM 8:53

Thomas A. Linder, Jr.
CLERK OF THE COURT

deed tax - 1750

Rec. 300
Ind. 100
21 50

BOOK 347 PAGE 43

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