

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eight Thousand and No/100 Dollars (\$8,000.00) 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 Rod Donnelly Construction, 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 11, according to the Survey of Double Tree, as recorded in Map Book 7, Page 109, in the Probate Office of Shelby County, Alabama.

Subject to:

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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. 35' Building line as shown by recorded map;
4. 15' Easement on rear and 10' easement on east side and thru northeast corner as shown by recorded map;
5. Right of way to Alabama Power Company recorded in Vol 314, page 935, in the Probate Office of Shelby County, Alabama;
6. Right of way to South Central Bell recorded in Vol. 320, page 899, in said Probate Office;
7. Right of way to Alabama Power Company recorded in Vol. 106, page 310, in said Probate Office;
8. Right of way for public road as recorded in Vol. 174, page 448, Vol. 174, page 454 and Vol. 174, page 457, in said Probate Office; and

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 12<sup>th</sup> day of JANUARY, 1983.

SEAL

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

BY: Ronald L. Tandy

ITS: Senior Vice President

*Robert O. Drigger*

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 Pres 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 12<sup>th</sup> day of January, 1983.

Patricia A. Block  
Notary Public

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

1983 MAY 25 AM 9:45

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

My Commission Expires December 31, 1985

Deed tax 800  
Rec. 300  
100  

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1200

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