

3950  
This instrument prepared by Tricia Lloyd, SouthTrust Bank of Alabama, National Association, P. O. Box 2554, Birmingham, Alabama 35290.

2048  
STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty-Four Thousand Five Hundred and NO/100 Dollars (\$34,500.00) 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 Roy Martin 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 3 Block 5 and Lot 5 Block 8 according to the survey of Sunny Meadows, as recorded in Map Book 8, Page 18 A, B and C in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes for 1984;
2. Existing rights of way, 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, of any, which would be disclosed by an inspection and survey of the property;
3. Building setback line of 35 feet reserved from Sunny Meadows Drive as shown by plat;
4. Public utility easements as shown by recorded plat, including a 7.5 foot easement on the Northwesterly side, a 15 foot easement on the Northerly side and an 18 inch pipe which extends into the Northwest corner of subject property on Lot 5, Block 8. On Lot 3, Block 5 all public utility easements as shown by recorded plat, including a 7.5 foot easement on the Westerly side and a 10 foot easement on the Easterly side.
5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 36 Page 881 in Probate Office.
6. Transmission Line Permits to Alabama Power as shown by instruments recorded in Deed Book 134 Page 514, Deed Book 173 Page 192 Deed Book 139 Page 128 and Deed Book 326 Page 126 in Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 37 Page 22 and covenants pertaining thereto as recorded in Misc. Book 37 Page 21 in Probate Office.
8. Lot 3 Block 5 is restricted to the construction of house with not more than 3 bedrooms, as shown by Map Book 8 Page 18 in Probate Office.

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

BOOK 351 PAGE 335  
  
  
*First Bank of Alabama*

its duly authorized officer and its seal affixed this 4th day of NOV., 1983.

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

By: C. Perry Relfe

Its: Executive Vice President

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that C. Perry Relfe, 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 4th day of November, 1983.

Patricia H. Lloyd  
Notary Public

My Commission Expires December 11, 1986

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

1983 NOV 14 AM 11:30

Thomas A. Brandon, Jr.  
JUDGE OF PROBATE

Deed TAX 34.50  
Rec 3.00  
Fund 1.00  
38.50

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