

2224 STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty-Six Thousand and no/100 Dollars (\$36,000.00) 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 Roy Martin Construction Company, 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 real estate situated in Shelby County, Alabama, and further described on "Exhibit A" attached hereto.

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, if any, which would be disclosed by an inspection and survey of the property;
3. Statutory rights of redemption outstanding pursuant to that certain foreclosure deed recorded in Volume 345, Page 737. Said rights to expire on year from date of foreclosure i.e. April 25, 1984.
4. Right of way to Alabama Power Company recorded in Volume 127, page 394 and Volume 131, page 322 in the Probate Office of Shelby County, Alabama.
5. 20' easement for road right of way along west boundry as described in Book 239, page 831, in said Probate Office.
6. Right of way to Shelby County, Alabama recorded in Book 231, page 193 for road purposes, in said 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 its duly authorized officer and its seal affixed this 8th day of November, 1983.

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

BY [Signature]

ITS Senior 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 Fred C. Crum, Jr., 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 8th day of November, 1983.

[Signature]
Notary Public

"EXHIBIT A"

A parcel of land situated in the SW $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West Shelby County, Alabama, and being more particularly described as follows:

From the SW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West, run thence in a westerly direction along the south line of the NW $\frac{1}{4}$ of said SW $\frac{1}{4}$ for a distance of 82.59 feet to a point; thence turn an angle of 91 degrees 38' 58" to the right and run in a northerly direction for a distance of 17.5 feet to a locally accepted corner which is purported to be the SW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; from the locally accepted iron pin thus found run thence in a northerly direction for a distance of 32 feet along the locally accepted west line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ to the north right of way line of Shelby County Highway 72 and the point of beginning of the parcel herein described, said point also being on the easterly boundary line of that certain property deeded to William M. Martin and Alice B. Martin by deed book 299, page 708; thence continue in a northerly direction along the same course as before for a distance of 176.19 feet to an iron pin found; said point also being in the southerly boundary line of that certain property conveyed to Charles C. Simmons and Magie P. Simmons by deed book 239, page 831; thence turn an angle to the right of 90 degrees and run in an easterly direction for a deed distance of 210.00 feet and a measured distance of 355 feet more or less to the center of Hog Pen Creek; thence run in a southwesterly direction along the meanderings of the centerline of said Hog Pen Creek for a distance of 225 feet more or less to the northerly right of way line of said Highway 72; thence turn an angle to the right and run in a westerly direction along the northerly right of way line of said highway for a distance of 210 feet (deed) 225 feet (meas.) to the point of beginning.

BOOK 351 PAGE 449

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

1983 NOV 16 AM 9:58

Thomas A. Snowden, Jr.
CLERK OF PROBATE

| | |
|----------|-------------|
| Deed TAX | 36.00 |
| Rec | 3.00 |
| Jud | 1.00 |
| | <hr/> 40.00 |

FIRST BANK OF ALABAMA
MEMPHIS, TENN.