

378
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 Jeff T. Head and Jennie I. Head (hereinafter called Grantees), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantees for and during their joint lives and upon the death of either of them, then to the remainder of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 20, in Block 1, according to the map and survey of Sunny Meadows, Phase Two, as recorded in Map Book 8 page 19 A & B 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, if any, which would be disclosed by an inspection and survey of the property;
3. Building setback line of 35 feet reserved from Sunny Meadows Lane and Birdsong Circle;
4. Public utility easements as shown by recorded plat, including 7.5 foot on Southwest and 10 foot on Northwest side;
5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 36 page 881 in Probate Office;
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 139 page 128; Deed Book 134 page 514; and Deed Book 173 page 192 in Probate Office;
7. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 326 page 126 in Probate Office; and,
8. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 37 page 22 and covenants pertaining thereto recorded in Misc. Book 37 page 21 in Probate Office.

TO HAVE AND TO HOLD to the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple,

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and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its duly authorized officer and its seal affixed this 21st day of February, 1984

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

BY: Donald S. Lundy

ITS: Senior Vice President

BOOK 357 PAGE 921

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, 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 21st day of February, 1984.

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

1984 AUG -7 PM 2:18

Thomas A. Swannick, Jr.
JUDGE OF PROBATE

Patricia H. Hoge
Notary Public

My Commission Expires December 11, 1986

Deed tax 17⁵⁰
Rec 5⁰⁰
Ad. 1⁰⁰
23 50