

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eleven thousand five hundred and no/100 dollars (\$11,500.00) 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 Snider Building 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 the following described real estate situated in Shelby County, Alabama, to wit:

Lot 40, according to the survey of Quail Run, Phase 2, as recorded in Map Book 7, page 113 in the Probate of 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 Quail Run Drive as shown by plat;
4. Public utility easements as shown by recorded plat, including a 7.5 foot easement on the East and South;
5. Restrictions, covenants and conditions as recorded in Misc. Book 28 page 859 and amended by Misc. Book 42 page 704 in Probate Office;
6. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 101 page 523 in Probate Office;
7. Right of way granted to Alabama Gas Corporation as recorded in Deed Book 206 page 21 in Probate Office;
8. Easement to South Central Bell as recorded in Deed Book 320 page 881 in Probate Office; and,
9. Agreement with Alabama Power Company as to underground cables as recorded in Misc. Book 29 page 15 and covenants pertaining thereto, as recorded in Misc. Book 29 page 16 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

3300 Warrior River Rd.  
Huntsville, AL 35023

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its duly authorized officer and its seal affixed this 9th day of July, 1984.

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

BY:

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 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 9th day of July, 1984.

Clifford W. Brantley  
Notary Public

My Commission Expires August 3, 1985

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

1984 AUG 10 AM 10:53

Thomas A. Lawrence, Jr.  
JUDGE OF PROBATE

Deed TAX 11.50  
Rec 5.00  
Jud 1.00  
17.50