

267
STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty Eight Thousand and No/100 (\$28,000.00) Dollars 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 Scott Gold 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:

Lots 2 and 3, according to the Survey of Chandalar South Office Park, as recorded in Map Book 6 page 135 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes for 1985;
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 30 feet reserved from Chandalar Park and Chandalar Drive (Lot 2) and 30 feet reserved from Chandalar Park (Lot 3) as shown by plat;
4. Public utility easements as shown by recorded plat, including a 10 foot easement on the North, Northwesterly and Southwesterly sides of Lot 2 and a 10 foot easement on the North side of Lot 3;
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 512 and Deed Book 108 page 378 in Probate Office;
6. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 264 page 28 in Probate Office; and,
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

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 6th day of September, 1985.

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

Scott Gold Co.

P.O. Box 627

Helena, AL 35080

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 6th day of September, 1985.

John R. Hall
Notary Public
7/28/86

056 PAGE 07

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

1986 JAN -6 PM 2:36

Thomas A. Shivers, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>28.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>34.00</u>