

SEND TAX NOTICE TO:
Robert E. Crain
Crain Construction Company
4520 Pine Mountain Road
Birmingham, Alabama 35213

STATE OF ALABAMA)
COUNTY OF SHELBY)

241
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Twenty-six Thousand Dollars (\$26,000.00) and other good and valuable considerations paid to The First National Bank of Birmingham, a national banking association, (hereinafter called Grantor) by Robert E. Crain, (hereinafter called Grantee), the receipt of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama:

Lot 97, and Lot 100, according to Survey of Meadow Brook, Second Sector, First Phase, as recorded in Map Book 7, page 65, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to: (1) real estate ad valorem for the tax year ending September 30, 1982; (2) all rights of redemption arising out of, or in connection with, the foreclosure of a mortgage on the above described real estate, which mortgage was executed by Swalley Construction Company, Inc. to The First National Bank of Birmingham, was recorded in Real Volume 382, page 99 and was foreclosed on September 18, 1981, said real estate was sold to the Grantor at said foreclosure sale and was conveyed to the Grantor by deeds recorded in Real Volume 335, pages 10 and 18; (3) all existing rights-of-way, encroachments, party walls, building restrictions, zoning laws and regulations, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines and any matters not of record which would be disclosed by an inspection and survey of the above described real estate; (4) building setback line of 35 feet reserved from Meadowbrook Way as to Lot 97, and 35 feet from Meadowbrook Way and Cumberland Trace, as to Lot 100; (5) public utility easements as shown by recorded plat, including 10-foot easement on North and East sides of Lot 97, and a 10-foot easement on East side of Lot 100; (6) restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 21, page 742, and Misc. Book 25, page 825; (7) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 146, page 391; (8) right-of-way granted to Alabama Power Company and South Central Bell by instrument recorded in Deed Book 313, page 862, Deed Book 313, page 864, and Deed Book 313, page 872; (9) title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto. (When an instrument is referred to herein as recorded, it is recorded in the Probate Office of Shelby County, Alabama).

BOOK 339 PAGE 673

Alabama Title, Inc.

The Bank (Seller) makes no representations, warranties, or covenants regarding: (a) the suitability or fitness of the above described real estate for any purpose or use, including, but not limited to, the placement and use of a septic tank, field lines and pipes, or (b) the condition of the soil and its capacity to percolate.

To have and to hold, to the said Grantee, his heirs and assigns forever.

In witness whereof, The First National Bank of Birmingham has caused this instrument to be executed by its duly authorized corporate office, on this third day of May, 1982.

ATTEST:

Its

REAL ESTATE OPERATIONS OFFICER

THE FIRST NATIONAL BANK OF BIRMINGHAM

Its VICE PRESIDENT

STATE OF ALABAMA)

JEFFERSON COUNTY)

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

1982 MAY -7 AM 8:13

Thomas A. Shuler, Jr.
JUDGE OF PROBATE

Deed TAX	26.00
Rec	3.00
Ind	1.00
	<u>30.00</u>

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Raymond J. Reinhardtsen whose name as Vice President of The First National Bank of Birmingham, a national banking association, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said national banking association.

Given under my hand and seal of office this third day of May, 1982.

Notary Public, Alabama State at Large
My Commission Expires December 1, 1985
Bonded by St. Paul Fire & Marine Insurance Co.

Connie Jane Kiser
Notary Public

Notary must affix seal