

958

STATE OF ALABAMA X  
COUNTY OF SHELBY X

\$ 11,500.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred and No/100 Dollars (\$100.00) and other good and valuable considerations paid to The First National Bank of Birmingham, a national banking association, (hereinafter called "Grantor") by Ricky D. King (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 23, according to the survey of The Willow Ridge Addition to Indian Springs as recorded in Map Book 7, Page 76 in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to: (1) real estate ad valorem taxes for the tax year ending September 30, 1982; (2) 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; (3) public utility easements as shown by recorded plat, including 10-foot easement on South side; 7.5-foot easement on North side; 10-foot easement on North widening to 120 feet on South line; (4) building setback line of 35 feet reserved from Willow Ridge Drive as shown by plat; (5) transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 214, Page 631; (6) easement to South Central Bell as shown by instrument recorded in Deed Book 313, Page 707.

(When an instrument is referred to herein as recorded, it is recorded in the office of the Judge of Probate of Shelby County, Alabama)

To have and to hold, to the said Grantee, his or her 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 officer on this 29th day of June, 1982.

ATTEST:

Thomas E. Lester  
Its Real Estate Loan Officer

THE FIRST NATIONAL BANK OF BIRMINGHAM

By: Raymond J. Reinhardtsen  
Its Vice President

1982 JUL 30 AM 10:26

Book 11.50  
Rec. 150  
Ind. 100  
14.00

STATE OF ALABAMA X  
JEFFERSON COUNTY X

Thomas A. Townsend, Jr.  
JUDGE OF PROBATE

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 day 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 by hand and seal of office this 29th day of June, 1982.

Mildred J. Townsend  
Notary Public

Notary Public, Alabama State at Large  
My Commission Expires December 12, 1984  
Bonded by St. Paul Fire & Marine Insurance Co.

The First National Bank of Birmingham  
Post Office Box 11007  
Birmingham, Alabama 35288

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