

STATE OF ALABAMA)
COUNTY OF SHELBY)

296

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Nine Thousand Dollars (\$9,000.00) and other good and valuable considerations paid to The First National Bank of Birmingham, a national banking association, (hereinafter called Grantor) by Roy Martin Construction, Inc. (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 25, according to 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) building setback line of 35 feet reserved from Willow Ridge Drive as shown by plat; (4) public utility easements as shown by recorded plat, including 10-foot easement on the South side; (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; (7) restricted to single-family dwellings only, as set out on recorded map. (When an instrument is referred to herein as recorded, it is recorded in the Probate Office of Shelby County, Alabama).

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, its successors 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 6th day of August, 1982.

ATTEST:

William E. Leland
ITS *Ch. Sec. President*

THE FIRST NATIONAL BANK OF BIRMINGHAM

BY:

William E. Leland
ITS *Ch. Sec. President*

Calhoun, Inc. (FNBB)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Raymond S. Reinhardt whose name as Vice President of The First National Bank of Birmingham, a national banking association, is signed to the foregoing instrument, 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 6th day of August, 1982.

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

Connie Jane Rizer
Notary Public

NOTARY MUST AFFIX SEAL

BOOK 341 PAGE 669

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

1982 AUG 10 AM 8:26

Thomas A. Shaver, Jr.
JUDGE OF PROBATE

Recd 9.00
Rec. 3.00
Ind. 1.00
13.00