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This instrument prepared by Clifford W. Bagwell, Birmingham Trust National Bank, P. O. Box 2554, Birmingham, Alabama 35290.

/

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of twelve thousand five hundred and no/100 dollars (\$12,500.00) to the undersigned Grantor, Birmingham Trust National Bank, in hand paid by Trimm Construction Company, Inc., a corporation, the receipt of which is hereby acknowledged, the said Birmingham Trust National Bank does hereby grant, bargain, sell, and convey unto the said Trimm Construction Company, Inc., the following described real estate situated in Shelby County, Alabama, to wit:

Lot 40 according to the survey of Quail Run, Phase III, as recorded in Map Book 7 Page 159 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Restrictions, easements and right-of-ways of record;
2. Ad Valorem taxes for 1983;
3. Building setback line of 35 feet reserved from Valley Station Circle and Valley Station Drive as shown by plat;
4. Public utility easements as shown by recorded plat, including easement on South line of lot as shown on Map Book 7 Page 159;
5. Restrictions, covenants and conditions as set out in instrument recorded in Miscellaneous Book 31 Page 968 in Probate Office of Shelby County, Alabama;
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 Page 523 and Deed Book 319 Page 54 in Probate Office;
7. Easement to Alabama Gas Corporation as shown by instrument recorded in Deed Book 206 Page 21 in Probate Office;
8. Agreement in regard to Alabama Power Company as set out in Miscellaneous Book 32 Page 220 and Miscellaneous Book 32 Page 214 in Probate Office; and
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 121 Page 294, Probate Office.

TO HAVE AND TO HOLD to Trimm Construction Company, Inc., its successors and assigns forever.

IN WITNESS WHEREOF, Birmingham Trust National Bank has caused this deed to be executed by its duly authorized officer and its seal affixed this 18th day of November, 1982.

BIRMINGHAM TRUST NATIONAL BANK

BY: 

ITS: SENIOR VICE PRESIDENT

SEAL

BOOK 343 PAGE 824

Consolidated

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 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 volun-  
tarily for and as the act of said Birmingham Trust National  
Bank.

Given under my hand and official seal this 18th  
day of November, 1982.

John R. Hall  
Notary Public 7/22/82

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

1982 DEC -1 AM 8:12

Thomas A. Brantley, Jr.  
JUDGE OF PROBATE

Deed TAX 12.50  
Rec 3.00  
Jud 1.00  
Total 16.50