

409  
STATUTORY WARRANTY DEED

PLEASE SEND TAX NOTICE TO:

Robert Steven Blake  
2037 Edenwood Drive  
Hueytown, AL 35023

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of thirteen thousand two hundred fifty and no/100 dollars (\$13,250.00) to the undersigned Grantor, Birmingham Trust National Bank, in hand paid by Robert Steven Blake and Jill Renee Blake, the receipt of which is hereby acknowledged, the said Birmingham Trust National Bank does hereby grant, bargain, sell, and convey unto the said Robert Steven Blake and Jill Renee Blake, jointly and with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 54, 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:

- BOOK 344 PAGE 49
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 Drive as shown by plat;
  4. Public utility easements as shown by recorded plat, including 10 feet on West and an irregular easement of 15 feet increasing to 30 feet on the North end of subject property;
  5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 31 Page 968 in Probate Office;
  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 with Alabama Power Company as to underground cables recorded in Misc. Book 32 Page 214 and restrictive covenants pertaining thereto recorded in Misc. Book 32 Page 220 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 in Probate Office.

TO HAVE AND TO HOLD to Robert Steven Blake and Jill Renee Blake, their heirs, 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 3rd day of December, 1982.

SEAL

BIRMINGHAM TRUST NATIONAL BANK

BY: Frederic C. Long

ITS: Sr. Vice Pres.

LAW OFFICES  
KEY, RISNER & FARISH  
2100 ELEVENTH AVENUE NORTH  
BIRMINGHAM, ALABAMA 35234

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 voluntarily for and as the act of said Birmingham Trust National Bank.

Given under my hand and official seal this 3<sup>rd</sup> day of December, 1982.

Rhonda M. Auster

Notary Public

My Commission Expires May 11, 1983

1982 DEC 14 AM 9:25

Frederic C. Cummings  
JUDGE OF PROBATE

Deed TAX	13.50
Rec	8.00
Jud	1.00
	<u>17.50</u>