

This instrument prepared by Clifford W. Bagwell, SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank"), P.O. Box 2554, Birmingham, AL 35290.

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19821228000149420 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
12/28/1982 00:00:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of twenty five thousand five hundred and no/100 (\$25,000.00) to the undersigned Grantor, SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank"), (hereinafter called Grantor), in hand paid by Crestwood Realty, Inc., a corporation, (hereinafter called Grantee), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to wit:

Lots 21, 23, and 24, according to the Survey of Portsouth, Third Sector as recorded in Map Book 7 Page 110 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes for 1983;
2. Existing rights of way, encroachments, partywalls, building restrictions, zoning, recorded/unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property;
3. Building setback line of 35 feet reserved from Tradewind Circle (Lot 21 and 23) and 35 feet reserved from Tradewind Circle (Lot 24) as shown by plat;
4. Public utility easements as shown by recorded plat, including 20 foot easement on North side of lot 24;
5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 29 Page 557 in Probate Office;
6. Right-of-way granted to Colonial Pipeline Company by instrument recorded in Deed Book 223 Page 431 in Probate Office;
7. Right-of-way granted to Alabama Power Company by instrument recorded in Deed Book 318 Page 11 in Probate Office;
8. Easement to Plantation Pipeline Co. as shown by instrument recorded in Deed Book 112 Page 320 and Misc. Book 26 Page 104 in Probate Office;
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 259 Page 171 and Deed Book 246 Page 97 in Probate Office;
10. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 29 Page 400 in Probate Office;
11. Restrictive covenants pertaining to Underground Distribution recorded in Misc. Book 29 Page 406 in Probate Office.

BOOK 344 PAGE 234

Crestwood Realty
2166 May 31 20.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its duly authorized officer and its seal affixed this 27th day of December, 1982.

SEAL

SouthTrust Bank of Alabama, National Association, (whose namer formerly was "Birmingham Trust National Bank")

BY: [Signature]

ITS: Senior Vice President

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 SouthTrust Bank of Alabama, National Association, (whose name formerly was "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 SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank").

Given under my hand and official seal this 27th day of December, 1982.

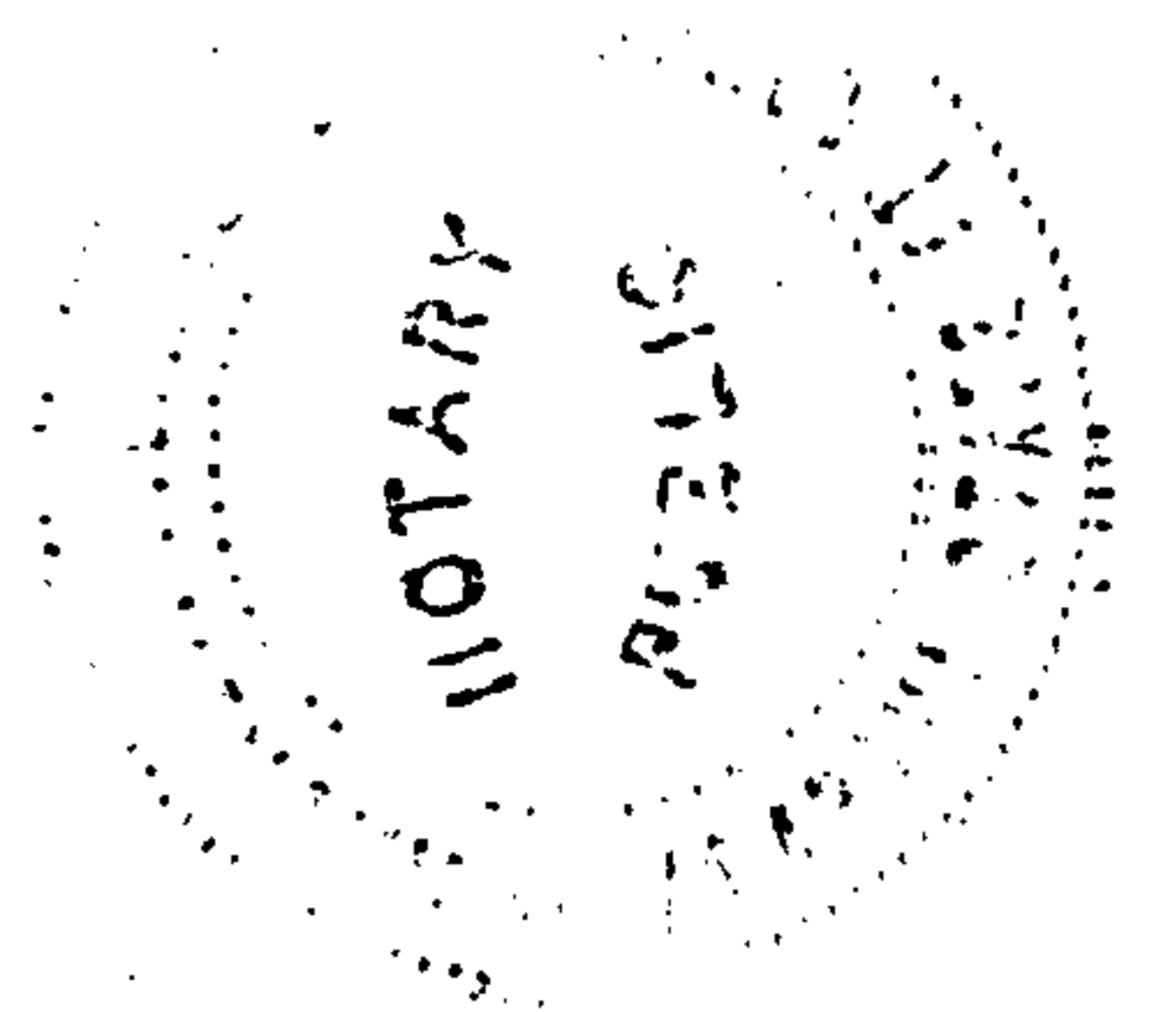
Rhonda M^cAlister

Notary Public

My Commission Expires May 11, 1983

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1982 DEC 28 PM 12:43
Thomas A. Shinnick
JUDGE OF PROBATE

Deed tax 2500
Rec 300
Ind. 100
2900



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