

869

STATUTORY WARRANTY DEED

19821229000151050 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
12/29/1982 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of twelve thousand five hundred and no/100 (\$12,500.00) 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 Trimm Building Corporation, 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:

Lot 49-A, according to survey of Quail Run, Phase III, as recorded in Map Book 7, Page 159, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes for 1983;
2. Existing rights of way, encroachments, party walls, 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 Valley Station Drive as shown by plat;
4. Public utility easements as shown by recorded plat, including 10 foot easement on East side of subject property.
5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 31 Page 968 in Probate Office;
6. Permit to Alabama Power Company as shown by instrument recorded in Deed Book 319 Page 54 and Deed Book 101 Page 523 in Probate Office;
7. Easement to Alabama Gas Corporation as shown by instrument recorded in Deed Book 206 Page 21 in Probate Office;
8. 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 121 Page 294 in Probate Office; and,
9. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 32 Page 214 and Misc. Book 32 Page 220 in Probate Office.

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 28th day of December, 1982.

SEAL

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

BY: Fred C. Bagwell

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 Pres. 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 28th day of December, 1982.

Priscilla H. Lloyd

Notary Public

My Commission Expires December 11, 1986



SHelby COUNTY, ALABAMA
I CERTIFY THIS
DOCUMENT WAS FILED

1982 DEC 29 PM 2:16

Thomas A. Lawrence
JUDGE OF PROBATE

Deed TAX	12.50
Rec	3.00
Jud	1.00
	16.50