

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.

231

STATUTORY WARRANTY DEED

19830107000002680 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/07/1983 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of nine thousand and no/100 (\$9,000.00) 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 J. D. Scott Construction Company, 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 10, 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:

BOOK 344 PAGE 509

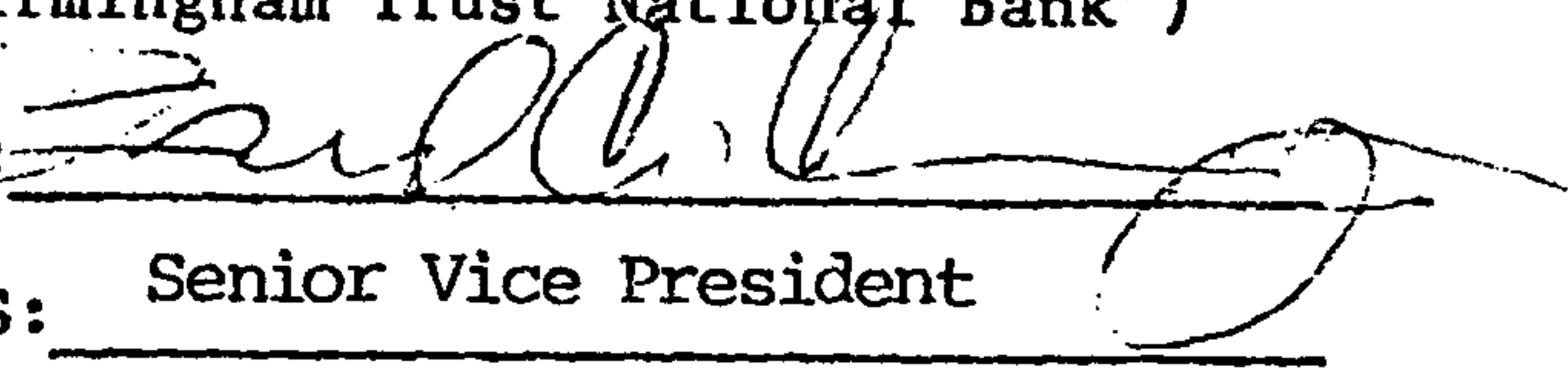
1. Ad Valorem taxes for 1983;
2. Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded/unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property;
3. Easement as shown by recorded map;
4. Building line as shown by recorded map;
5. Restrictions as recorded in Misc. Vol. 29, Page 557, and Misc. Vol. 29, Page 406 in the Probate Office of Shelby County, Alabama,
6. Agreement with Alabama Power Company as recorded in Misc. Vol. 29, Page 400 in said Probate Office;
7. Right of way to Alabama Power Company as recorded in Vol. 318 Page 11 in the said Probate Office; and,
8. Mineral and mining rights and rights incident thereto as recorded in Vol. 259 Page 171 in said 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 office and its seal affixed this 27th day of December, 198 .

SEAL

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

BY: 

ITS: Senior Vice President

Courtney

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 Sr. 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. Austin

Notary Public

My Commission Expires May 11, 1983

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
NOTARY WAS FILED

1983 JAN -7 PM 2:10 deed tax 900
Rec. 300
Lab. 100
1300

Thomas A. Franklin, Jr.
NOTARY PUBLIC

BOOK 344 PAGE 510