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

STATUTORY WARRANTY DEED

19830112000004760 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/12/1983 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seventeen thousand two hundred fifty and no/100 dollars (\$17,250.00) 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 Langston Builders, 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 6, Block 4, according to survey of Sunny Meadows, as recorded in Map Book 8, Page 18 A, B & C in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes for 1983;
2. Existing rights of ways, encroachments, party walls, building restrictions, zoning, recorded/unrecorded easements, deficiencies in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundry 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 Garden Lane as shown by plat;
4. Public utility easements as shown by recorded plat, including 7½ foot easement on the Northeast and 12½ foot easement on the Southeast of subject property;
5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 36, Page 881 and Misc. Book 37, Page 21 in the Probate Office; and,
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 326, Page 126, Deed Book 139, Page 128, Deed Book 134, Page 514, Deed Book 173, Page 192, and Misc. Book 37, Page 22 in the 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 7th day of January, 1983.

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

BY: Donald L. Tandy

ITS: Senior Vice President

SEAL

SHELBY COUNTY BANK

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Donald S. Lundy, 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 7th day of January, 1983.

Patricia H. Lloyd

Notary Public



RECEIVED ALA. SHELBY CO. JUDGE OF PROBATE THIS JAN 12 1983

1983 JAN 12 AM 10:04

My Commission Expires December 11, 1986

Thomas A. Shivers, Jr.
JUDGE OF PROBATE
Deed Tax 17.50
Rec. 300
100
21.50

BOOK 344 PAGE 571