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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



19830113000005050 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/13/1983 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fourteen thousand five hundred and no/100 dollars (\$14,500.00) 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 Robert E. Ralston and Janice D. Ralston (hereinafter called Grantee), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee, jointly and with rights of Survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 53, 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.

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 North and 5 foot easement on East and 15 foot easement thru center of subject property;
5. Restrictions, covenants and conditions as set out in instrument recorded in Miscellaneous 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. 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;
8. Easement to Alabama Gas Corporation as shown by instrument recorded in Deed Book 206, Page 21 in Probate Office; and,
9. Agreement with Alabama Power Company as to underground cables recorded in Miscellaneous Book 32, Page 214 and restrictive covenants recorded in Miscellaneous Book 32, Page 220 in Probate Office.

TO HAVE AND TO HOLD to the Grantee, their heirs and assigns forever.

\$9,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Calhoun Title

BOOK 344 PAGE 583

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its duly authorized officer and its seal affixed this 10th day of January, 1983.

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

BY: Donald S. Lundy

ITS: Senior Vice President

SEAL

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 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 10th day of January, 1983.

Rhonda M. Alister
Notary Public

My Commission Expires May 11, 1983

see mtg 426-386

1983 JAN 13 AM 8:31

Deed tax - 500
Recy 300
Ind. 100
900

