

8841-B

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, Alabama 35290.

460

STATUTORY WARRANTY DEED

19830114000006310 Pg 1/2 .00  
Shelby Cnty Judge of Probate, AL  
01/14/1983 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twelve thousand four hundred and no/100 (\$12,400.00) 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 Cornerstone Properties, 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 313 according to the Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, page 50, 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. 35' Building line and 25' easement on rear as shown by recorded map;
4. Restrictions recorded in Volume 24, page 890 and Volume 25, page 747 in the Probate Office of Shelby County, Alabama;
5. Agreement with Alabama Power Company recorded in Volume 25, page 742 in said Probate Office; and
6. Right of way for Alabama Power Company recorded in Volume 312, page 159, 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 officer and its seal affixed this 20th day of December, 1982.

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

BY: Fred C. Crum, Jr.

ITS: Sr. Vice President

SEAL

\$12,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

LAND TITLE COMPANY OF ALABAMA

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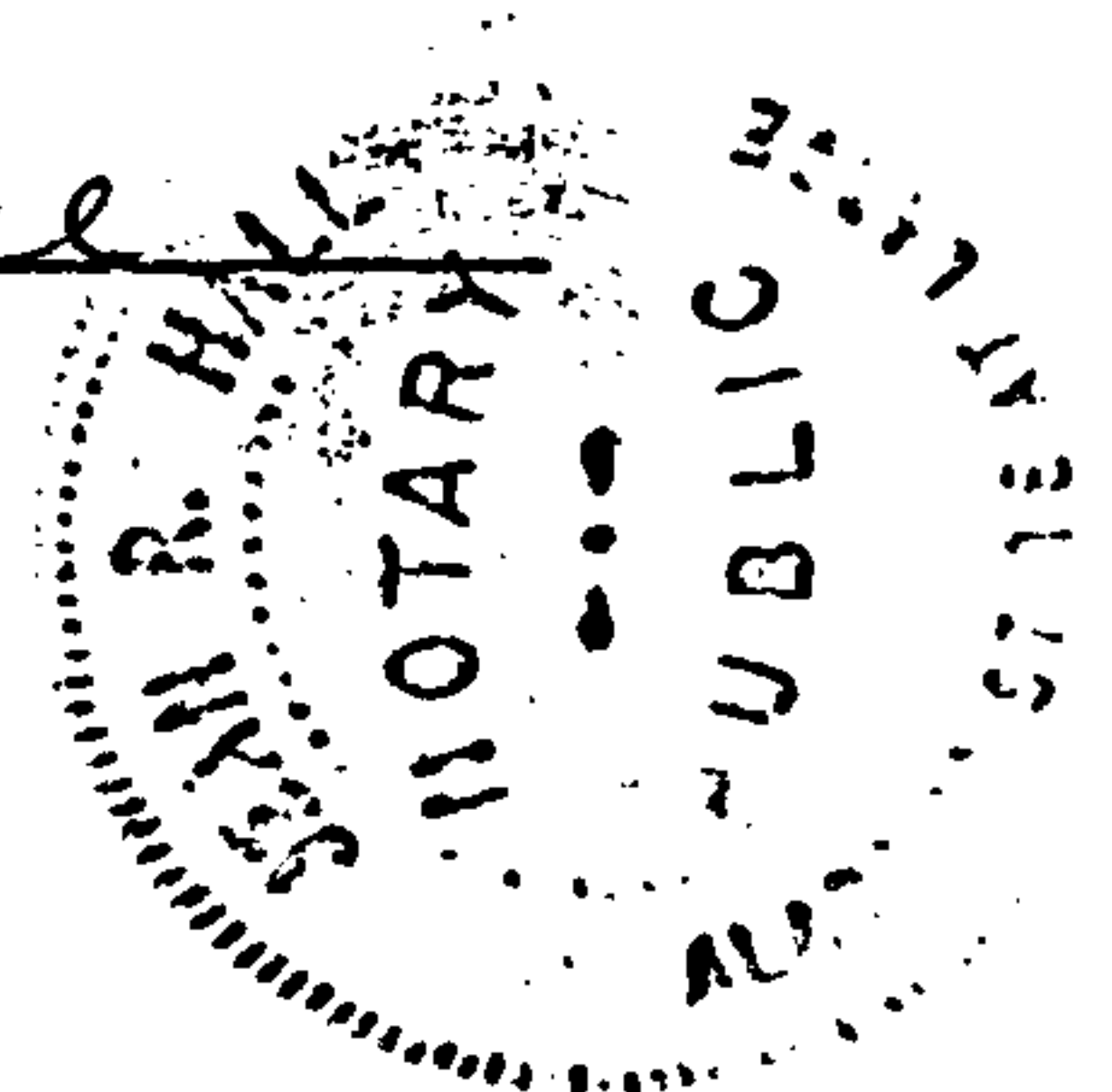
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

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 formally 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 office and with full authority, executed the same voluntarily for and as the act of said SouthTrust Bank of Alabama, National Association, (whose name formally was "Birmingham Trust National Bank").

Given under my hand and official seal this 20th day of December, 1982.

James R. Hall

Notary Public  
7/28/86



STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
FILE WAS FILED

1983 JAN 14 AM 8:57

See Mtg H26-H70  
Thomas A. Lawrence  
JUDGE OF PROBATE

Rec 3.00  
Jud 1.00  
4.00

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