

This instrument prepared by Tricia Lloyd, SouthTrust Bank of Alabama, National Association, P.O. Box 2554, Birmingham, Alabama 35290.



19830117000006550 Pg 1/2 .00  
Shelby Cnty Judge of Probate, AL  
01/17/1983 00:00:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

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 H. D. H. 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 52, Block 1, according to the survey of Sunny Meadows, as recorded in Map Book 8, Page 18 A, B & C in the Probate Office of Shelby County, Alabama; being situated in 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 and Willow Way as shown by plat;
4. Public utility easements as shown by recorded plat, including 7½ foot easement on the Northeast and Northwest;
5. Restrictions, covenants and conditions as set put in instrument recorded in Misc. Book 36 Page 881 and Misc. Book 37 Page 21 in Probate Office; and,
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 326 Page 126, Misc. Book 37 Page 22, Deed Book 139 Page 128, Deed Book 134 Page 514 and Deed Book 173 Page 192 in Probate Office.

TO HAVE AND TO HOLD to the Grantee, its sucesors 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 13<sup>th</sup> day of January, 1983.

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

BY: Ronald S. Lundy

ITS: Senior Vice President

SEAL

SHELBY  
P.O.  
RECEIVED JAN 17 1983

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 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 13<sup>th</sup> day of JANUARY, 1983.

*Patricia H. Lloyd*

Notary Public

My Commission Expires December 11, 1983

BOOK 344 PAGE 658

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SHELBY COUNTY  
JAN 17 1983  
JUDGE OF PROBATE

1983 JAN 17 AM 10:42

*Thomas A. Lundy, Jr.*  
JUDGE OF PROBATE

Deed tax - 17.50  
3.00  
1.00  
21.50

S.

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