

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

19830118000007910 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/18/1983 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 Benny Griffin Construction, 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 26, 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 Sunny Meadows Lane and Meadow Graden Lane as shown by plat;
4. Public utility easements as shown by recorded plat, including 12½ foot easement on the Northwest side of subject property;
5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 36 Page 881 and Misc. 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 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 14th day of January, 1983.

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

SEAL
SHELBY COUNTY JUDGE OF PROBATE
P. O. BOX 2554
BIRMINGHAM, ALABAMA 35290

BY:

ITS:

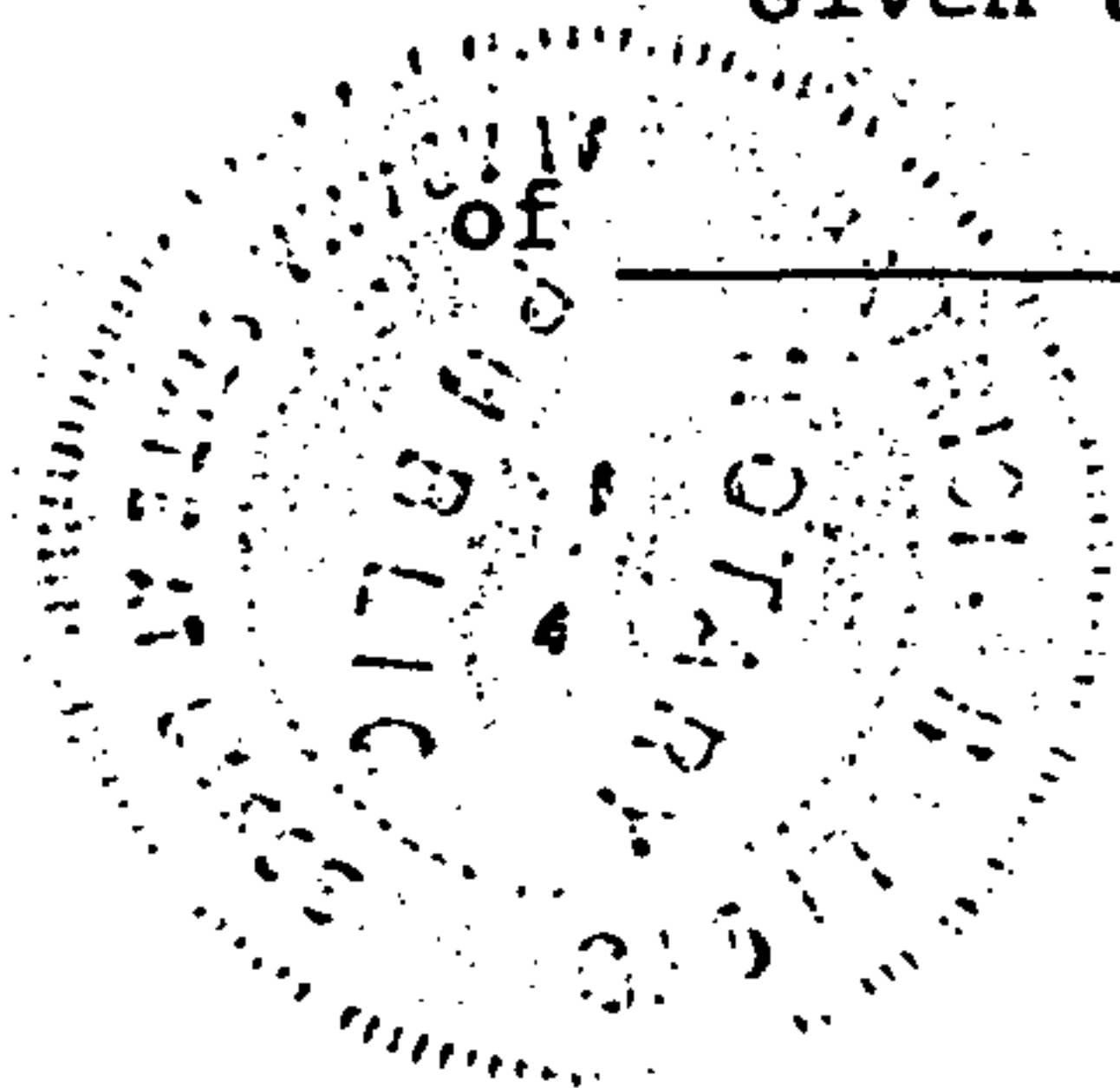
Donald S. Lundy
Senior Vice President

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").

BOOK 344 PAGE 669

Given under my hand and official seal this 7th day of JAN., 1983.



Patricia H. Lloyd
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1983 JAN 18 AM 8:44
Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

Deed tax 17.50
3.00
1.00
21.50

SHelby County Clerk