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STATUTORY WARRANTY DEED

19830128000012290 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/28/1983 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 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 J. D. Scott Construction Co., 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 12, in Block 5, according to the survey of Sunny Meadows, as recorded in Map Book 8, Pages 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 a 10 foot easement on the Northerly side;
5. Restrictions, covenants and conditions as set out in Misc. Book 36, Page 881, in Probate Office;
6. Transmission Line Permits to Alabama Power Company as shown by Deed Book 326, Page 126, Deed Book 139, Page 128, Deed Book 134, Page 514, and Deed Book 173, Page 192, in Probate Office; and,
7. Underground transmission permit to Alabama Power Company in Misc. Book 37, Page 22, and covenants in connection therewith in Misc. Book 37, Page 21, 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 19th day of January, 1983.

SEAL

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

BY: Ronald J. Funder

ITS: Senior Vice President

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Clifford W. Bagwell

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

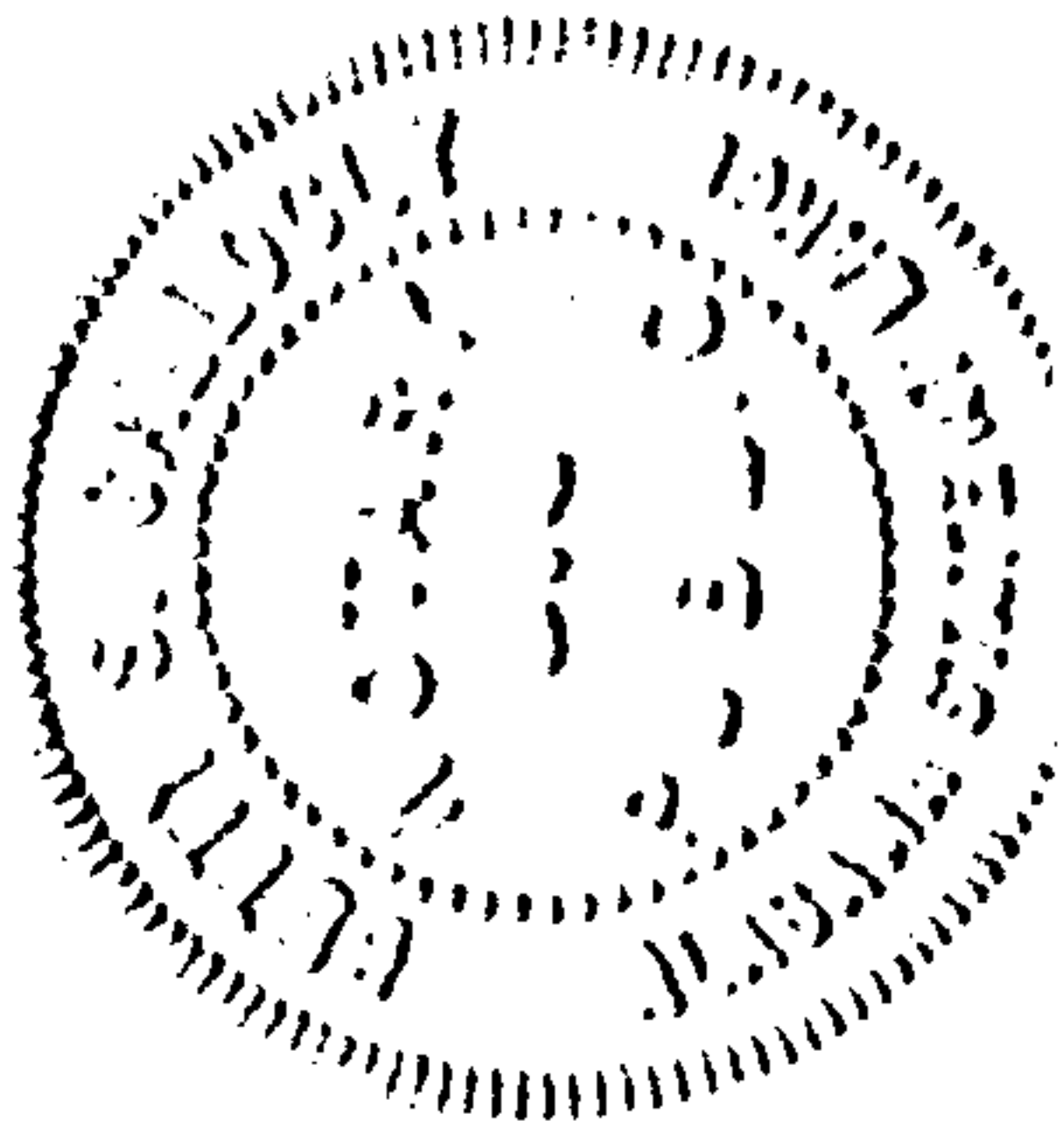
I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Donald S. Lundy, whose name as Sr Vice President of SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank"), a national banking association, is 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 19th day of January, 1983.

Betty S. Sogers (Dorothy Gallagher)

Notary Public

My Commission Expires May 26, 1985



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

1983 JAN 28 PM 4:10

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed Tax	17.50
Rec	3.00
Ind	1.00
	<u>21.50</u>

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