

STATUTORY WARRANTY DEED

19830131000013460 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/31/1983 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Nine Thousand and No/100 dollars (\$9,000.00) 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 Douglas Construction and Development, 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 5, according to the Amended Map of Double Tree, as recorded in Map Book 7, page 109, 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 line as shown by recorded map;
4. Easement as shown by recorded map;
5. Right of way with Alabama Power Company recorded in Volume 314, page 935, and Volume 106, page 310, in the Probate Office of Shelby County, Alabama;
6. Right of way with South Central Bell recorded in Volume 320, page 899, in said Probate Office; and,
7. Right of way for public road recorded in Volume 174, page 448, Volume 174, page 454 and Volume 174, page 457, 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.

\$9,000.00 of the purchase price recited above was paid from a Mortgage closed simultaneously herewith.

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

BY:

ITS:

Land Title Company

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 19th day of January, 1983.

BOOK 344 PAGE 849

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

1983 JAN 31 AM 8:36

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec. 300
Exp. 100
400

Rhonda M. Alister
Notary Public

My Commission Expires May 11, 1983

