

STATUTORY WARRANTY DEED

19830201000013680 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
02/01/1983 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 William A. Maddox, Jr. (hereinafter called Grantee), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee with rights of survivorship the following described real estate situated in Shelby County, Alabama, to wit:

Lot 72, according to the survey of Portsouth, Third Sector as recorded in Map Book 7 Page 110 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 Portsouth Lane as shown by plat;
4. Plantation Pipe Line easement of 10 feet and public utility easement of 5 feet.
5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 29 Page 557 in Probate Office.
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 318 Page 11 in Probate Office.
7. Right of way granted to Colonial Pipeline by instrument recorded in Deed Book 223 Page 431 in Probate Office;
8. Easement to Plantation Pipe Line as shown by instrument recorded in Deed Book 112 Page 320 and Misc Book 26 Page 104 in Probate Office;
9. Agreement with Alabama Power Company as to underground cables recorded in Misc Book 29 Page 400 and Misc Book 29 Page 406 in Probate Office and,
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 259 Page 171 and Deed Book 246 Page 97 in Probate Office.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

Maddox Ser.
P.O. — 2468—
R.L.

BOOK 344 PAGE 897

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its duly authorized officers and its seal affixed this 27th day of January, 1983.

19830201000013680 Pg 2/2 .00
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SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank")

SEAL

BY: Ronald S. Lundy

ITS: Senior Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

BOOK 344 PAGE 898

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 27th day of January, 1983.

Patricia N. Lloyd

Notary Public

My Commission Expires December 11, 1986

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 JAN 31 PM 4:19

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed tax 9.00
Rec. 3.00
Sub 1.00
13.00