

STATUTORY WARRANTY DEED

19830202000014790 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
02/02/1983 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 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 Roy Martin 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 1, Block 4, 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; 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 Meadow Garden Lane and Garden Lane as shown by plat.
4. Public utility easements as shown by recorded plat, including a 25 foot easement on rear of subject property;
5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 36, Page 881 and Misc. Book 37, Page 21, in Probate Office.
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 326, Page 126, Deed Book 139, Page 128, Deed Book 134, Page 514 and Deed Book 173, Page 192 in Probate Office.
7. Agreement in regard to underground residential distribution with Alabama Power Company as set out in Misc. Book 37, Page 22, in Probate Office.
8. Plat plan must be submitted to Shelby County Health Department before construction can begin as recorded in Map Book 8, Page 18.

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First Bank of Alabama

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 _____ day of _____, 1983.

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

SEAL

BY: Ronald S. Lundy
ITS: _____

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

BOOK 344 PAGE 933
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 31st day of January, 1983.

Patricia H. Lloyd
Notary Public

My Commission Expires December 11, 1986

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

1983 FEB -2 AM 10:14

Thomas A. Shourden, Jr.
JUDGE OF PROBATE

Deed by - 1750

Rec. 300
Ind. 100
2150