



STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twelve Thousand five hundred and no/100 Dollars (\$12,500.00) 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 Trimm Construction Company, 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 314, according to Chandalar South, Sixth Sector Addition as recorded in Map Book 7 Page 50 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 Chandabrook Drive as shown by plat;
4. Public utility easements as shown by recorded plat, including a 50 foot easement to Alabama Power Company along rear of subject property;
5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 24 Page 886 in Probate Office;
6. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 179 Page 375 and Deed Book 234 Page 659 in Probate Office; and,
7. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 25 Page 742 with pertaining covenants recorded in Misc. Book 25 Page 747 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 31st day of January, 1983.

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

BY: Donald S. Lundy
ITS: 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 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 31st day of January, 1983.

Juanice C. Parrish
Notary Public

BOOK
344
PAGE 344

NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 FEB -3 AM 9:34

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

deed tax 12.50
Rec. 3.00
Sub. 1.00
16.50