

545

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fourteen thousand five hundred and no/100 dollars (\$14,500.00) 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 Joseph C. Levio and Teresa T. Levio (hereinafter called Grantee), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantees, jointly and with rights of survivorship the following described real estate situated in Shelby County, Alabama, to wit:

Lot 52, according to the survey of Quail Run, Phase 3, as recorded in Map Book 7, page 159 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. 35' Building line as shown by recorded map.
4. 5' Easement on northwest and rear and 15' easement through lot as shown by recorded map.
5. Restrictions contained in Misc. Vol. 32, page 220 and Misc. Vol. 38, page 356 and Volume 31, page 968, in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company recorded in Misc. Vol. 32, page 214, in said Probate Office.
7. Mineral and mining rights and rights incident thereto as recorded in Vol. 313, page 409, in said Probate Office.

TO HAVE AND TO HOLD to the Grantee, their heirs 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 11<sup>th</sup> day of February, 1983.

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

BY: Ronald S. Lundy

ITS: Senior Vice President

SEAL

Jack A

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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 11<sup>th</sup> day of February, 1983.

Rhonda M. Austin

Notary Public

My Commission Expires May 11, 1983

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

1983 FEB 14 AM 10:35

Thomas A. Shouder, Jr.  
JUDGE OF PROBATE

Deed tax - 14.50  
Rec. 3.00  
Ded. 1.00  
18.50