

916  
STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty seven thousand and no/100 dollars (\$27,000.00) 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 J. D. Scott 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 7, Block 1, according to the Survey of Indian Wood Forest, Second Sector, as recorded in Map Book 7, page 83, in the Probate Office of Shelby County, Alabama.

Lot 14, Block 2, And Lot 16, Block 4, according to the Survey of Indian Wood Forest, Third Sector, as recorded in Map Book 7, page 104, 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. 50' Building line as shown by recorded map (Lot 7);
4. Easement for public utilities thru lot as shown by recorded map (Lot 7);
5. 50' Building line as shown by recorded map (All Lots);
6. 20' Easement on rear and 5' easement on east as shown by recorded map (Lot 14);
7. 10' Easement on rear and 20' easement thru northeast corner as shown by recorded map (Lot 16);
8. Right of way with South Central Bell recorded in Volume 320, page 893 in the Probate Office of Shelby County, Alabama (Lot 7); and,
9. Right of way with Alabama Power Company recorded in Volume 319, page 43, in said Probate Office (Lots 14 and 16).

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

SEAL  
SOUTH TRUST BANK  
P.O. Box 216  
BIRMINGHAM, ALABAMA 35224

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

BY: [Signature]

ITS: Sr. 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 Fred C. Crum, Jr., 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 10th day of February, 1983.

*Patricia H. Lloyd*

Notary Public

My Commission Expires December 11, 1986

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1983 FEB 24 AM 8:57

*Thomas A. Shoulen, Jr.*  
JUDGE OF PROBATE

*Deed Tax 27.00*  
*Rec 3.00*  
*Ind 1.00*  

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*31.00*

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SOUTHERN BANK  
P. O. Box 216  
BIRMINGHAM, ALABAMA 35124