

STATE OF ALABAMA )

COUNTY OF SHELBY )

908

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirteen Thousand Five Hundred Dollars (\$13,500.00) and other good and valuable consideration paid to The First National Bank of Birmingham, a national banking association (hereinafter called Grantor) by Thurman Wilson Home Builders, Inc. (hereinafter called Grantee), the receipt of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama:

Lot 97, according to the survey of Southern Pines - Third Sector as recorded in Map Book 7, page 162 in the Probate Office of Shelby County, Alabama.

This conveyance made subject to: (1) real estate ad valorem taxes for the tax year ending September 30, 1983; (2) all existing rights-of-way, encroachments, party walls, building restrictions, zoning laws and regulations, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines and any matters not of record which would be disclosed by an inspection and survey of the above described real estate; (3) building setback line of 40 feet reserved from Mark Trail and Shelby Drive as shown by plat; (4) public utility easements as shown by recorded plat, including a 10 foot easement on the East side of subject property; (5) restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 32, page 129 and Deed Book 304, page 592; (6) right of way granted to South Central Bell by instrument recorded in Deed Book 320 page 926. (When an instrument is referred to herein as recorded, it is recorded in the Probate Office of Shelby County, Alabama).

The Bank (Seller) makes no representations, warranties, or covenants regarding: (a) the suitability or fitness of the above described real estate for any purpose or use including, but not limited to, the placement and use of a septic tank, field lines and pipes, or (b) the condition of the soil and its capacity to percolate.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, The First National Bank of Birmingham has caused this instrument to be executed by its duly authorized corporate officer on this 17th day of February, 1983.

ATTEST:

THE FIRST NATIONAL BANK OF BIRMINGHAM

  
Its Real Estate Loan Officer

BY:   
Its Vice President

The entire consideration of the purchase price recited above, was paid from a mortgage loan simultaneously herewith.

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STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Raymond J. Reinhardtsen, whose name as Vice President of The First National Bank of Birmingham, a national banking association, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said national banking association.

Given under my hand and seal of office this 17th day of February, 1983

Notary Public, Alabama State at Large  
My Commission Expires December 1, 1985  
Bonded by St. Paul Fire & Marine Insurance Co.

Connie Jane Kiser  
Notary Public

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NOTARY PUBLIC  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1983 FEB 24 AM 8:30  
see Mtg 427-709  
Thomas W. Snowden, Jr.  
JUDGE OF PROBATE

Rec 3.00  
Jud 1.00  
4.00