

1025

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Nine Thousand three hundred and no/100 dollars (\$9,300.00) 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. R. 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 34, according to the survey of Portsouth, Third Sector, as recorded in Map Book 7 Page 110 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 Tradewinds Circle as shown by plat;
4. Public utility easements as shown by recorded plat, including a 5 foot easement on the south side of subject property;
5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 29 Page 557 in Probate Office;
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 318 Page 11 in Probate Office;
7. Right-of-Way granted to Colonial Pipeline by instrument recorded in Deed Book 223 Page 431 in Probate Office;
8. Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112 Page 320 and Misc. Book 26 Page 104 in Probate Office;
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 259 Page 171 and Deed Book 246 Page 97 in Probate Office; and,
10. Agreement in regard to underground cables with Alabama Power Company as set out in Misc. Book 29 Page 400 and covenants pertaining thereto recorded in Misc. Book 29 Page 406 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 24<sup>th</sup> day of February, 1983.

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

BY: [Signature]

ITS: Sr. Vice President

SEAL

Shelby State Bank

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

*Patricia H. Lloyd*

Notary Public

My Commission Expires December 11, 1985

BOOK 345 PAGE 359

NOTARY PUBLIC  
I HEREBY CERTIFY THIS  
INSTRUMENT WAS FILED

1983 FEB 28 AM 9:26

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

Deed tax 9.50  
Rec. 300  
Ind 100  
1350