

42

This instrument prepared by Clifford W. Bagwell, Birmingham Trust National Bank, P.O. Box 2554, Birmingham, Alabama 35290.

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, Birmingham Trust National Bank, in hand paid by David Smelcer, the receipt of which is hereby acknowledged, the said Birmingham Trust National Bank does hereby grant, bargain, sell, and convey unto the said David Smelcer the following described real estate situated in Shelby County, Alabama, to wit:

Lot 309, according to the Survey of Chandalar South, Sixth Sector, as recorded in Map Book 7, page 49, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Restrictions, easements and right-of-ways of record;
2. Ad Valorem taxes for 1983;
3. Restrictions recorded in Misc. Volume 24, page 886, Misc. Volume 24, page 890, and Misc. Volume 25, page 747, in the Probate Office of Shelby County, Alabama;
4. Agreement with Alabama Power Company recorded in Misc. Volume 25, page 742, in said Probate Office.
5. Right-of-way for Alabama Power Company recorded in Misc. Volume 25, page 742, Misc. Volume 25, page 747 and Volume 312, page 159, in said Probate Office; and,
6. Minimum size restriction of 1450 square feet of heated living area, exclusive of porches, basements and garages.

TO HAVE AND TO HOLD to David Smelcer, his heirs and assigns forever.

IN WITNESS WHEREOF, Birmingham Trust National Bank has caused this deed to be executed by its duly authorized officer and its seal affixed this 21st day of January, 1983.

BIRMINGHAM TRUST NATIONAL BANK

BY: Ronald J. Fandy

ITS: Senior Vice President

SEAL

BOOK 345 PAGE 413

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 21st day
of January, 1983.

Patricia H. Lloyd

Notary Public

FILED
I CERTIFY THIS
NOTICE WAS FILED

1983 MAR -2 AM 8:31

My Commission Expires: 06/01/2013

Fran. A. Schenck

BOOK 345 PAGE 414