

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

288  
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, SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank"), (hereinafter called Grantor), in hand paid by Awtrey Building Corporation, 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 316, according to the Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, Page 50, in the Probate Office of Shelby County, Alabama.

Subject to:

BOOK 345 PAGE 550

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 line as shown by recorded map;
4. Easement on rear and 15' easement on northeast as shown by recorded map;
5. Restrictions recorded in Vol. 24, Page 890, Vol. 24, Page 886, and Vol. 25, Page 747 in the Probate Office of Shelby County, Alabama;
6. Agreement with Alabama Power Company recorded in Vol. 25, Page 742 and Vol. 32, Page 763 in said Probate Office; and,
7. Building size restriction of 1450 square feet minimum heated living area, exclusive of porches, garages, carports and basements.

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 17th day of February, 1983.

SEAL

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

BY: W. F. Hane

ITS: 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 Willie F. Warren, whose name as 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 17th day of February, 1983.

*Patricia H. Lloyd*

Notary Public

My Commission Expires December 11, 1986

BOOK 345 PAGE 551

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1983 MAR -7 PM 3:48

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

Deed TAX	12.50
Rec	3.00
3rd	1.00
	<hr/> 16.50