

289
STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty-seven Thousand Five Hundred and No/100 dollars (\$37,500.00) to the undersigned Grantor, SouthTrust Bank of Alabama, National Association, (whose name was formerly "Birmingham Trust National Bank"), (hereinafter called Grantor), in hand paid by Awtrey Building 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 304, Lot 333, and Lot 222, 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:

- BOOK 345 PAGE 552
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 Chandabrook Drive and Dalton Drive on Lot 304 and 35 feet reserved from Dalton Drive on Lot 333 and 35 feet reserved from Dalton Drive on Lot 222 as shown by plat;
 4. Public utility easements as shown by recorded plat, including an Alabama Power Company easement on the Northwesterly line of Lot 304 and on Lot 333;
 5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 24 Page 886 in Probate Office;
 6. Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 179 Page 375 and Deed Book 312 Page 159 in Probate Office; and
 7. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 25 Page 742 and restrictive covenants pertaining thereto recorded in Misc. Book 25 page 747 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 8th day of February, 1983.

SEAL

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

BY: Donald S. Lundy

ITS: Senior 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 Donald S. Lundy, 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 8th day of February, 1983.

Patricia H. Lundy

Notary Public

My Commission Expires December 11, 1986

BOOK 345 PAGE 553

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 MAR -7 PM 3:49

Thomas G. Swann, Jr.
JUDGE OF PROBATE

Deed TAX	37.50
Rec	3.00
Ind	1.00
	<u>41.50</u>