

290

This instrument prepared by Clifford W. Bagwell, SouthTrust Bank of Alabama, National Association, 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, SouthTrust Bank of Alabama, National Association (whose name formerly was "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 307, 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. 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. 35' Building line as shown by recorded map.
4. Alabama Power Company easement across rear of said lot as shown by recorded map.
5. Restrictions contained in Misc. Vol. 24, page 886, Misc. Vol. 24, page 890 and Misc. Vol. 25, page 747, in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company recorded in Misc. Vol. 25, page 742, in said Probate Office.
7. Right of way for Alabama Power Company recorded in Misc. Vol. 25, page 742, Misc. Vol. 25, page 747, in said 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 3rd day of March, 1983.

SEAL

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

BY: Donald S. Lundy

ITS: Seal of V. P.

3201 Lorna Rd
B'ham, Al 35201

BOOK 345 PAGE 554

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that _____, 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 3rd day of March, 1983.

Patricia H. Lloyd

Notary Public

My Notary Public Commission Expires December 31, 1986

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 MAR -7 PM 2:51

Thomas A. Swann, Jr.
JUDGE OF PROBATE

Deed TAX	12.50
Rec	3.00
Ind	1.00
	16.50

BOOK 345 PAGE 555