

273

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Nine Thousand and No/100 Dollars (\$9,000.00) 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 Carr Construction 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 25, Block 4, according to the Survey of Indian Wood Forest, Second Sector as recorded in Map Book 7, page 83 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. Building line as shown by recorded map;
4. Easement as shown by recorded map;
5. Right of way to Alabama Power Company recorded in Volume 101, page 536 and Volume 175, page 274 in the Probate Office of Shelby County, Alabama.
6. Right of way to South Central Bell recorded in Volume 320, page 893 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.

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

BY: Ronald S. Lundy

ITS: Senior Vice President

SEAL

*Shelby State Bank
Pelham*

BOOK 345 PAGE 539

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 3rd day of March, 1983.


Notary Public

My Commission Expires December 11, 1986

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

1983 MAR -7 PM 12:34


JUDGE OF PROBATE

| | | |
|------|-----|-------------|
| Deed | Tax | 9.00 |
| Rec | | 3.00 |
| Ind | | 1.00 |
| | | <hr/> 13.00 |

BOOK 345 PAGE 540