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This instrument prepared by Tricia Lloyd, 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 Eleven Thousand and No/100 dollars (\$11,000.00) 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 Cornerstone Properties, 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 306 according to Chandalar South, Sixth Sector, as recorded in Map Book 7, Page 49, in the Probate Office of Shelby County, Alabama; being situated in 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 setback line of 35 feet reserved from Chandabrook Drive as shown by plat;
4. Public utility easements as shown by recorded plat, including an Alabama Power Company easement on the rear of subject property;
5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. 24, Page 886, in Probate Office;
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 179, Page 375 and Deed Book 312, Page 159 in Probate Office;
7. Agreement in regard to underground residential distribution with Alabama Power Company as set out in Misc. Book 25, Page 742 and restrictive covenants pertaining thereto as recorded in Misc. Book 25, Page 747 in Probate Office;
8. No construction shall begin without approval of Shelby County Health Department as shown on recorded plat; and,
9. Minimum size restriction of 1400 square feet heating living area, exclusive of proches, basements, garages, carports and breezeways.

\$11,000.00 of above recited consideration was paid from a mortgage loan closed simultaneously herewith.



TO HAVE AND TO HOLD to the Grantee, it 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 9th day of March, 1983.

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

BY: Donald S. Lundy

SEAL

ITS: SENIOR VICE PRESIDENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

BOOK 345 PAGE 749
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 9th day of March, 1983.

Beth S. Segers (formerly Gail Goff)
Notary Public

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

My Commission Expires May 26, 1985

1983 MAR 18 AM 9:41

See Mtg. 428 - 352

Re. 300

Ind. 100

700

Thomas A. Shoultz, Jr.
CLERK OF PROBATE