

845

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 321, 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:

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. Minimum size restriction of 1450 square feet heated living area exclusive of porches, basements, garages, carports and breezeways;
4. 35' Building line as shown by recorded map;
5. Restrictions recorded in Vol. 24, page 890 and Vol. 25, page 747 in the said Probate Office of Shelby County, Alabama;
6. Agreement with Alabama Power Company recorded in Vol. 25, page 742 in said Probate Office; and,
7. Right of way for Alabama Power Company recorded in Vol. 312, page 159, in said Probate Office.

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

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 10th day of March, 1983.

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

BY: Donald L. Furdy

ITS: Senior Vice President

SEAL

Central Bank of the South

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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

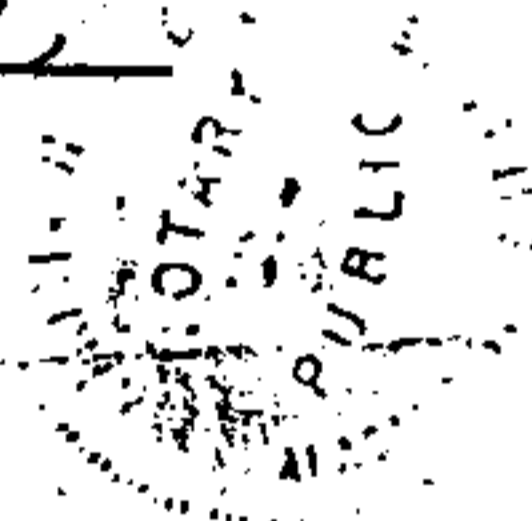
I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Donald S. Lundy, whose name as SENIOR VICE PRESIDENT of SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank"), a national banking association, 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 10th day of March, 1983.

Patricia H. Lloyd

Notary Public

My Commission Expires December 11, 1988



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

1983 MAR 22 AM 9:25

see Mtg 422-486
Thomas A. Shores, Jr.
JUDGE OF PROBATE

Recd 3.00

Ind 1.00

4.00

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