

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 Thirty-one Thousand and No/100 dollars (\$31,000.00) 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 Strain 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:

Lots 7, 8, and 19, in Block 2, and Lot 10, in Block 1, according to the Amended Map of Plantation South, First Sector, as recorded in Map Book 7, Page 173, 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 setback line of 40 feet reserved from Plantation Circle (Lots 7 and 8, Block 2), 40 feet from Morningside Drive (Lot 19, Block 2) and 40 feet from Park Circle (Lot 10, Block 1) as shown by plat.
4. Public utility easements as shown by recorded plat, including a 7.5 foot easement on the north, east and southeast sides of Lot 7, Block 2; a 7.5 foot easement on the southeast, south and west sides of Lot 8, Block 2; a 7.5 foot easement on the west side of Lot 19, Block 2; and a 10 foot easement on the west and a 7.5 foot easement on the southeast sides of Lot 10, Block 1.
5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 31, Page 876 in Probate Office.
6. Easement to Plantation Pipe Line Co. as shown by instrument recorded in Deed Book 113, Page 353 and Deed Book 257, Page 375, in Probate Office.
7. Easement to South Central Bell as shown by instrument recorded in Deed Book 325, Page 261, in Probate Office.
8. Subdivision agreement between Plantation Pipe Line Co. and Barrett Builders, Inc. as recorded in Deed Book 317, Page 166, 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 18th day of March, 1983.

BOOK 345 PAGE 871

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

SEAL

BY: Fred C. Crum, Jr.

ITS: Sr. 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 Fred C. Crum, Jr., 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 18th day of March, 1983.

Rhonda M. Ouster
Notary Public

My Commission Expires May 31, 1983

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1983 MAR 28 AM 9:02

J. Thomas A. Shivers, Jr.
JUDGE OF PROBATE

Deed TAX 31.00
Rec 3.00
Ind 1.00
35.00