

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHLEBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Nine Thousand Three Hundred and No/100 dollars (\$9,300.00) 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 William A. Maddox, Jr. (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 33, according to the survey of Portsmouth, Third Sector, as recorded in Map Book 7, Page 110 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. 5' Easement on rear as shown by recorded map;
5. Restrictions as recorded in Misc. Vol. 29, page 406 and Misc. Vol. 29, page 557 in the Probate Office of Shelby County, Alabama;
6. Agreement to Alabama Power Company as recorded in Misc. Vol. 29, page 400 in said Probate Office;
7. Right of way to Alabama Power Company as recorded in Vol. 318, page 11 in the said Probate Office; and,
8. Mineral and mining rights and rights incident thereto as recorded in Vol. 259, page 171 in said Probate Office.

TO HAVE AND TO HOLD to the Grantee, his heirs 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 29th day of March, 1983.

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

BY: Ronald J. Furdy

ITS: Senior Vice President

SEAL

Maddox Dev. Co.

P.O. Box - 55265

Bham 35255

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 29<sup>th</sup> day of March, 1983.

*Patricia H. Lough*

Notary Public

My Commission Expires December 11, 1986

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

1983 APR -1 PM 3:58

*F. Russell G. Shouder, Jr.*  
JUDGE OF PROBATE

Deed tax - 9.50  
Rec. 2.00  
1.00  
13.50