

822  
STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seventeen  
Thousand Two Hundred Fifty and no/100 Dollars (\$17,250.00) 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 Roy Martin Construction Company, 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 23, Block 1, according to the survey of Sunny Meadows, Phase  
Two, as recorded in Map Book 8, page 19 A and B 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. 10' easement on north and east as shown by recorded map;
5. Restrictions recorded in Misc. Vol. 36, page 881 in the  
Probate Office of Shelby County, Alabama;
6. Right of way to Alabama Power Company recorded in Vol. 326,  
page 126, Vol. 316, page 456, Vol. 134, page 514, Vol. 139,  
page 128, Vol. 139, page 140, Vol. 139, page 548, and Vol. 220,  
page 69 in said Probate Office, and
7. All minerals of every kind and character including but not  
limited to oil, gas, sand, and gravel, in, on, and under  
subject property.

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 12th day of  
April, 1983.

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

BY: Ronald L. Furdy

ITS: Senior Vice President

First Bank of Alabama

BOOK 346 PAGE 439

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 12th day of April, 1983.

*Patricia H. Lloyd*

Notary Public

My Commission Expires December 11, 1986

BOOK 346 PAGE 440

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

1983 APR 18 AM 11:04

*Thomas A. Shanks, Jr.*  
JUDGE OF PROBATE

Deed TAX	17.50
Rec	3.00
Ind	1.00
	<hr/> 21.50