

This instrument prepared by Clifford W. Bagwell, SouthTrust Bank of Alabama, National Association, P.O. Box 2554, Birmingham, Alabama 35290.

900

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 David E. Simpson (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 12, Block 1, according to the survey of Sunny Meadows, Phase 2 as recorded in Map Book 8, Page 19 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes for 1983;
2. Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded/unrecorded easements, deficiency 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 Meadow Gardens Lane as shown by plat;
4. Public utility easements as shown by recorded plat, including 7½ foot easement on the Northeast and Southeast and 15 foot on the South and West sides of subject property;
5. Restrictions, covenants and conditions as set out in instrument recorded in Miscellaneous Book 36, Page 881 in Probate Office;
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 139, Page 128, Deed Book 134, Page 514, and Deed Book 173, Page 192 in Probate Office; and,
7. Agreement with Alabama Power Company as to underground cables recorded in Deed Book 326, Page 126 and Miscellaneous Book 37, Page 22 and restrictive covenants as shown by instrument recorded in Miscellaneous Book 37, Page 21 in 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
5th day of January, 1983

BOOK 346 PAGE 461

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

BY: *Ronald S. Lundy*

ITS: SENIOR 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 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 5th day of January, 1983.



Notary Public

My Commission Expires February 9, 1986

BOOK 346 PAGE 462

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

1983 APR 19 AM 9:23

Thomas A. Spawls, Jr.
JUDGE OF PROBATE

Deed TAX	17.50
Fee	3.00
Fund	1.00
	<hr/>
	21.50