

This instrument prepared by Tricia Lloyd, SouthTrust Bank of Alabama, National Association, P.O. Box 2554, Birmingham, Alabama 35290.

1185

STATUTORY WARRANTY DEED

Send Tax Notice to:
Ronald M. Moon
2555 Comanche Dr.
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fourteen Thousand and No/100 Dollars (\$14,000.00) 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 Ronald M. Moon and Patricia S. Moon (hereinafter called Grantee), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantees jointly and with rights of survivorship the following described real estate situated in Shelby County, Alabama, to wit:

Lot 53, according to the Survey of Quail Run, Phase II, as recorded in Map Book 7, page 113, 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 line as shown by recorded map;
4. Easement as shown by recorded map;
5. Restrictions recorded in Misc. Vol. 28, page 859, Misc. Vol. 29, page 15, in the Probate Office of Shelby County, Alabama;
6. Agreement to Alabama Power Company recorded in Misc. Vol. 29, page 16, in said Probate Office; and,
7. Mineral and mining rights and rights incident thereto recorded in Volume 313, page 409, in said Probate Office.

TO HAVE AND TO HOLD to the Grantee, their 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 15th day of April, 1983.

\$9,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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

BY: Ronald M. Moon

SENIOR VICE PRESIDENT

ITS: _____

SEAL

LAND TITLE COMPANY OF ALABAMA

317 N. 20TH STREET, BIRMINGHAM, ALABAMA 35203

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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 15th day of April, 1983.

Patricia H. Lloyd
Notary Public

My Commission Expires December 11, 1986

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

1983 APR 22 AM 10:45

Thomas A. Shores, Jr.
JUDGE OF PROBATE

Paid TAX 4.50
Rec 3.00
Ind 1.00
8.50

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