

1466

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eleven Thousand Dollars (\$11,000.00) and other good and valuable considerations paid to AmSouth Bank N.A. (formerly The First National Bank of Birmingham) a national banking association (hereinafter called Grantor) by J. D. Scott Construction Company, Inc. (hereinafter called Grantee), the receipt of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama:

Lot 61, according to the survey of Southern Pines - Third Sector as recorded in Map Book 7, page 162 in the Probate Office of Shelby County, Alabama.

This conveyance made subject to: (1) real estate ad valorem taxes for the tax year ending September 30, 1983; (2) all existing rights-of-way, encroachments, party walls, building restrictions, zoning laws and regulations, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines and any matters not of record which would be disclosed by an inspection and survey of the above described real estate; (3) building setback line of 40 feet reserved from Mark Trail as shown by plat; (4) public utility easements as shown by recorded plat, including an irregular easement on Westerly side and a 10 foot easement on Southerly sides of subject property; (5) restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 32, page 129 and Deed Book 304, page 592; (6) right-of-way to South Central Bell by instrument recorded in Deed Book 320, page 926; (7) right-of-way to Shelby County by instrument recorded in Deed Book 135, page 50. (When an instrument is referred to herein as recorded, it is recorded in the Probate Office of Shelby County, Alabama).

TO HAVE AND TO HOLD to the said Grantee its successors and assigns forever.

IN WITNESS WHEREOF, AmSouth Bank N.A. has caused this instrument to be executed by its duly authorized corporate officer on this 27th day of April, 1983.

ATTEST:

[Signature]
STATE OF ALA. SHELBY CO.
ITS REAL ESTATE OPERATIONS OFFICER I CERTIFY THIS
INSTRUMENT WAS FILED

AMSOUTH BANK N.A.
BY: [Signature]
Its Vice President

STATE OF ALABAMA) 1983 APR 29 AM 8:21

JEFFERSON COUNTY) [Signature]
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Raymond J. Reinhardsen whose name as Vice President of AmSouth Bank N.A., a national banking association, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said national banking association.

Given under my hand and seal of office this 27th day of April, 1983.

Notary Public, Alabama State at Large
My Commission Expires 1. 1985
Bonded by St. Paul Fire & Marine Insurance Co.

[Signature]
Notary Public

PREPARED BY
AmSouth Bank N.A.

Main Office By Connie Kiser

Notary Public, Alabama State at Large
My Commission Expires December 1, 1985
Bonded by St. Paul Fire & Marine Insurance Co.

[Signature]
Shelby County