

293

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 Benny Griffin Construction, 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 29, Block 1, according to the Survey of Sunny Meadows,
Phase Two, as recorded in Map Book 8, page 19 A & 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. Building line as shown by recorded map;
4. Easement as shown by recorded map;
5. Restrictions contained in Misc. Vol. 36, page 881, in the
Probate Office of Shelby County, Alabama.
6. All minerals of every kind and character, including, but not
limited to oil, gas, sand and gravel in, on and under subject
property;
7. Right of way with Alabama Power Company recorded in Volume 326,
page 126, Volume 326, page 456, Volume 134, page 514, Volume 139,
page 128, Volume 139, page 140, Volume 139, page 548 and Volume
220, page 69, in said Probate Office.

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 29 day of
April, 1983.

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

SEAL

BY: Ronald L. Lundy

SENIOR VICE PRESIDENT

ITS: _____

THE PEOPLES SAVINGS BANK
P. O. BOX 269
CLANTON, ALABAMA
35045

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 29th 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 MAY -6 AM 9:53

Thomas A. Swann, Jr.
JUDGE OF PROBATE

Deed tax - 17.50

Rec. 3.00

Ind. 1.00

21.50

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