

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 Langston Builders, 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 57, Block 1, according to the Survey of Sunny Meadows, as recorded in Map Book 8, page 18 A, B, and C 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. 40' Easement on rear and 7.5' easement on north as shown by recorded map;
5. Restrictions recorded in Misc. Vol. 32, page 881, and Vol. 37, page 21 in the Probate Office of Shelby County, Alabama;
6. Agreement with Alabama Power Company recorded in Vol. 37, page 22 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 26th day of May, 1983.

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

BY: Ronald H. Lundy

ITS: SENIOR VICE PRESIDENT

SEAL

SHELBY STATE BANK

P. O. BOX

PELHAM, ALABAMA 36867

Langston Bldg.

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 20th day of May, 198 .

Patricia H. Lloyd

Notary Public

My Commission Expires December 11, 1986

BOOK 347 PAGE 440

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

1983 MAY 27 AM 11:30

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

deed 1750

Rec. 300

Ind. 100

21 50

SHELBY COUNTY BANK

1000 1/2

PELHAM, ALABAMA 36864