

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

1448

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twelve thousand five hundred and No/100 Dollars (\$12,500.00) 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 Awtre Building Corporation, 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 326, according to the Survey of Chandalar South, Sixth Sector, as recorded in Map Book 7, page 49, 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. Minimum heated living area of 1450 square feet, exclusive of porches, garages, carports, and basement areas;
4. Building line as shown by recorded map;
5. Easement as shown by recorded map;
6. Restrictions contained in Misc. Vol. 24, page 886, Misc. 24, page 890 and Misc. Vol. 25, page 747, in the Probate Office of Shelby County, Alabama;
7. Agreement with Alabama Power Company recorded in Misc. Vol. 25, page 742, in said Probate Office; and,
8. Right of way for Alabama Power Company recorded in Misc. Vol. 25, page 742, Misc. Vol. 25, page 747, and Vol. 312, page 159, 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 it duly authorized officer and its seal affixed this 31st day of May, 1983.

Grantee's Address:

Awtrey Building Corporation
3201 Lorna Road
Birmingham, AL 35216

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

BY: *Donald S. Lundy*

SENIOR VICE PRESIDENT

ITS: _____

SEAL

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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 31st day of May, 1983.

Betty S. Segus (formerly Gallogly)
Notary Public

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

1983 JUN 30 AM 9:51

Thomas A. Linder, Jr.
JUDGE OF PROBATE

Deed TAX	12.50
Rec	3.00
Inst	1.00
	<hr/> 16.50