

1440

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twelve thousand and 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 Awtrey Building 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 303, 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 building size restriction of 1450 square feet heated living area, exclusive of porches, garages, carports, basements and breezeways;
4. 35' Building line on southeast and southwest as shown by recorded map;
5. 25' Alabama Power Company easement on northwest as shown by recorded map;
6. Restrictions contained in Misc. Vol. 24, page 886, Misc. Vol. 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, 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 19th day of March, 1983.

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

BY:

ITS:

SENIOR VICE PRESIDENT

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 FRED C. CRUM, JR., 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 17th day of March, 1983.

Jean R. Hall  
Notary Public 7/28/86

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1983 JUN 30 AM 9:24  
Thomas A. Shaver, Jr.  
JUDGE OF PROBATE

Deed TAX 12.50  
Rec 3.00  
Jud 1.00  
16.50

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