

975
STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twelve Thousand Five Hundred and No/100 Dollars (\$112,500.00) 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, 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:

Parcel I

Lots 297, 298, 300, 302, 305, 308, and 328, 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.

Parcel II

Lots 319 and 320, according to the survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, page 50 in the Probate Office of Shelby County, Alabama. Less and except a parcel of land 3' wide by 175' long being the most Southwesterly part of Lot 320, Chandalar South, Sixth Sector Addition as

Subject to:

as recorded in Map Book 7, Page 49 and 50 in the Probate Office of Shelby County, Alabama.

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. 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;
4. Agreement with Alabama Power Company recorded in Misc. Vol. 25, page 742 in said Probate Office;
5. Right of way for Alabama Power Company recorded in Volume 312, page 159 in said Probate Office; and,
6. Easement and building line as shown by recorded maps.

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 15th day of July, 1983.

SEAL

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

BY: Donald S. Furdie

SENIOR VICE PRESIDENT

ITS: _____

\$90,000.00 Of the purchase price recited above was paid from a mortgage filed simultaneously herewith.

Central Bank of the South

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 15th day of July, 1983.

Patricia H. Lloyd
Notary Public

Purchaser's Address:

3201 Lorna Rd.
Bham, AL 35216

My Comm. Expires Dec 31, 1984

STATE OF ALA. SHELLEY CO.
I CERTIFY THIS
NOTARIAL WAS FILED

1983 JUL 25 AM 9:44

see Mtg 434-163

Thomas A. Shandlen, Jr.
JUDGE OF PROBATE

Deed TAX 22.50
Rec 3.00
Ind 1.00
26.50

BOOK 348 PAGE 607