

1243

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty Four Thousand Five Hundred and no/100 dollars (\$34,500.00) 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 J. R. Scott Construction Company, 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:

Lots 9 and 13, Block 1, according to the survey of Sunny Meadows, Phase II, as recorded in Map Book 8 Page 19 in the Probate Office of Shelby County, Alabama.

Subject to:

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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 Setback line of 35 feet reserved from Cottage Circle as shown by plat, (Lot 9);
  4. Public utility easements as shown by recorded plat, including a 10 foot easement on the North and west sides and a 15 foot easement on the South side of subject property, (Lot 9);
  5. Building Setback line of 35 feet reserved from Meadow Gardens Lane as shown by plat, (Lot 13);
  6. Public utility easements as shown by recorded plat, including 15 foot easement on West and 7.5 foot easement on North, (Lot 13);
  7. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 36 Page 881 in Probate Office
  8. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 139 page 128, Deed Book 134 page 514 and Deed Book 173 page 192 in Probate Office;
  9. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 326 page 126 in Probate Office;
  10. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 37 page 22 and covenants pertaining thereto in Misc. Book 37 page 21 in Probate Office; and,
  11. Subject lots are restricted for the construction of a house with not more than 3 bedrooms.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

*Courtney Mason*

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its duly authorized officer and its seal affixed this 28<sup>th</sup> day of July, 1983.

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

SEAL

BY: [Signature]

ITS: Senior Vice President

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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 28<sup>th</sup> day of July, 1983.

Rhonda M. Auster

Notary Public

My commission expires 6/24/87

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
DEED WAS FILED  
1983 JUL 29 PM 2:50

deed typ - 3450  
Rec 300  
del 100  
3850

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE