

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 Dean 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:

Lot 19, Block 1, according to the Survey of Sunny Meadows, Phase Two, as recorded in Map Book 19 A, B, & C in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes for 1984;
2. Existing rights of way, 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 line as shown by recorded map;
4. Easement as shown by recorded map;
5. Restrictions contained in Misc. Volume 36, page 881, in the Probate Office of Shelby County, Alabama;
6. Right of way with Alabama Power Company recorded in Volume 326, page 126, Volume 316, page 456, Volume 134, page 514, Volume 139, page 128, Volume 139, Page 140, Volume 139, page 548 and Volume 220, page 69, in said Probate Office;
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 Gratee, 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 16th day of December, 1983.

The purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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


BY: Donald S. Lundy

ITS: Senior Vice President

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 16th day of December, 1983.



Notary Public

My Commission Expires December 11, 1986

BOOK 352 PAGE 125

STATE OF ALABAMA
COUNTY OF JEFFERSON
NOTARY PUBLIC

1983 DEC 21 PM 4:33

see Mtg 44-50
Thomas P. [unclear]
NOTARY PUBLIC

Rec 3.00
Ind 1.00
4.00