

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

1169
STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty Seven Thousand Five Hundred and no/100 Dollars (\$27,500.00) 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 Roy Martin Construction, 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:

119 degrees 27 minutes 51 seconds left in a Northeasterly direction along said right of way line a distance of 524.99 feet to the beginning of a curve to the left, said curve having a radius of 25 feet and a central angle of 90 degrees; thence along arc of said curve a distance of 39.27 feet to end of said curve, said point being on the Southwest-erly right of way line of Sunny Meadows Lane; thence along said right of way line in a Northwesterly direction a distance of 237.0 feet to the beginning of a curve to the right, said curve having a radius of 244.62 feet and a central angle of 38 degrees 46 minutes 23 seconds; thence along arc of said curve in a Northerly direction a distance of 165.54 feet to end of said curve and the point of beginning;

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. Pubic utility easements as shown by recorded plat, including 20 foot easement along the Northerly line of subject property;
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 139 Page 128, Deed Book 135 Page 514 and Deed Book 173 Page 192 in Probate Office of Shelby County, Alabama; and,
5. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 216 Page 155 in said Probate Office.

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

IT 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 December, 1983.

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

BY: Ronald S. Lundy

ITS: Senior Vice President

Roy Martin Const. Inc.
P.O. Box 922
Pelham 35124

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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 19th day
of December, 1983.

Patricia H. Lloyda

Notary Public

My Commission Expires December 11, 1988

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

1983 DEC 29 PM 6:36

Thomas A. Landon, Jr.
JUDGE OF PROBATE

Deed TAX 27.50
Rec 3.00
Ins 1.00

31.50

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