

1266

This instrument was prepared by
Phillip Wells on behalf of the trust
account administered by AmSouth
Bank National Association, P. O. Box
11426, Birmingham, Alabama 35202.

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Forty Five Thousand Nine Hundred and NO/100 (\$45,900.00) Dollars cash in hand paid by William Stanley Roth, Jr. to AmSouth Bank National Association (formerly The First National Bank of Birmingham) as Executor under the will of Bill McCollough, Jr., deceased (hereinafter called Grantor), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said William Stanley Roth, Jr. (hereinafter called Grantee), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Lot 8, in Block 2, according to the survey of Oak Mountain Estates, as recorded in Map Book 5 Page 57 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

It is specifically understood and agreed that the Grantor has executed this conveyance subject to:

1. Ad Valorem taxes due and payable October 1, 1984, which the Grantee herein agrees to assume and pay.
2. Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary 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 30 feet reserved from Creekview Lane as shown by plat.
4. Public utility easements as shown by recorded plat, including 7.5 foot easement on westerly side.
5. Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 263 Page 350 and Deed Book 263 Page 335 in Probate Office.
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 108 Page 379 in Probate Office.
7. Right-of-Way granted to Alabama Power Company and Southern Bell Tel & Tel by instrument recorded in Deed Book 265 page 223 in Probate Office.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 281 Page 878 in Probate Office.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

This instrument is executed without warranty or representation of any kind on part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

BOOK 352 PAGE 348

Courtney Mason

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in their individual or corporate capacities, and the undersigned expressly limit their liability hereunder to the property now or hereafter held by them in the representative capacity named.

IN WITNESS WHEREOF, AmSouth Bank National Association, as Executor under the will of Bill McCollough, Jr., deceased, has caused these presents to be executed in its name and on its behalf and in its capacity as Executor as aforesaid, on this the 30th day of December, 1983.

AmSouth Bank National Association
as Executor under the will of Bill
Bill McCollough, Jr., deceased

ATTEST:

BY: *Phillip Wells*
Assistant Vice President and
Trust Real Estate Officer

BY: *[Signature]*
Vice President and
Trust Real Estate Officer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that D. A. Ferguson and Phillip Wells whose names as Vice President and Trust Real Estate Officer and Assistant Vice President and Trust Real Estate Officer, of AmSouth Bank National Association, as Executor under the will of Bill McCollough, Jr., deceased, are signed to the foregoing conveyance, and who are known to me, acknowledged before me, on this day that, being informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as Executor as aforesaid.

Given under my hand and official seal this 30th day of December, 1983 .

Jackie K. Smith
Notary Public
My Commission Expires 8-17-86

1983 DEC 30 PM 2:07
see Mtg 441-411
J. A. [Signature]

Recd TAX 5.00
Rec 3.00
Ind 1.00
9.00

BOOK 352 PAGE 349