

326

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twelve Thousand five hundred and no/100 Dollars (\$12,500.00) 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 Roger L. Hall and Dorothy M. Hall (hereinafter called Grantee), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantees, jointly and with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 62 according to Southern Pines, Third Sector as recorded in Map Book 7, page 162, in the Probate Office of Shelby County, Alabama.

Subject to:

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. 40' Building line as shown by recorded map;
4. 30' Easement on rear and 20' easement on north for public utilities as shown by recorded map; and,
5. Restrictions contained in Misc. Vol. 32, page 129, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the Grantee, their heirs 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 6<sup>th</sup> day of April, 1983.

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

BY: Fred C. [Signature]

ITS: Sr. Vice President

SEAL

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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 Frank C. Cunn, 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 6<sup>th</sup> day of April, 1983.

Rhonda M. C. Austin

Notary Public

My Commission Expires May 11, 1984

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STATE OF ALABAMA, JEFFERSON CO.  
I CERTIFY THIS  
DOCUMENT WAS FILED

1984 JAN -9 AM 9:34

William A. Lawrence, Jr.  
JUDGE OF PROBATE

Deed TAX	12.50
Rec	3.00
Ind	1.00
	<hr/> 16.50