

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

751

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 (\$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 J.D. 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:

Lot 23 Block 4, according to the survey of Sunny Meadows, as recorded in Map Book 8, page 18 A, B, and C in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes for 1984;
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. Easement as shown by recorded map;
4. Building line as shown by recorded map;
5. Restrictions recorded in Misc. Vol. 36, page 881 and Misc. Vol. 37, page 21 in the Probate Office of Shelby County, Alabama;
6. Agreement with Alabama Power Company recorded in Misc. Vol. 37, page 22 in the said Probate Office; and,
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 Grantee, 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 19th day of December, 1983.

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

BY: Ronald S. Lynch

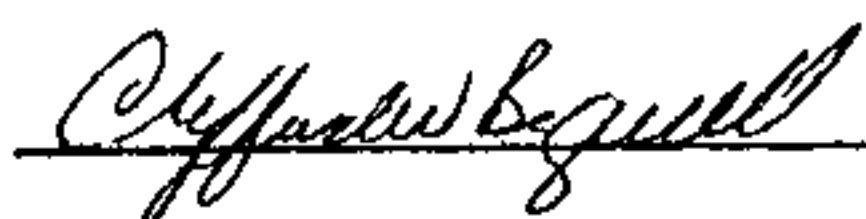
ITS: Senior Vice President

352  
PAGE 764  
BOOK

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.

  
Notary Public  
My Commission Expires August 3, 1987

BOOK 352 PAGE 765

1984 JAN 18 AM 11:03  
Need tax - 17.50  
Rec 3.00  
Ind. 1.00  
21.50