

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 Don Kirby 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:

Lot 43, Block 1, according to the Survey of Sunny Meadows, Phase Two, as recorded in Map Book 8, page 19 A & B, 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 32, page 881 and Misc. Volume 37, page 21, in the Probate Office of Shelby County, Alabama;
6. Agreement with Alabama Power Company recorded in Volume 37, page 22, in 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, and any release of damages or other rights reserved in connection with same.

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 2nd day of February, 1984.

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

BY: William C. Patten

ITS: Executive Vice President

BOOK 353 PAGE 191

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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 William C. Patterson, whose name as Executive 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 2nd day of February, 1984.

Clifford W. B. Smith
Notary Public

My Commission Expires August 3, 1987

BOOK 353 PAGE 192

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 FEB -8 AM 9:02

F. Thomas A. Swanson, Jr.
JUDGE OF PROBATE

Deed TAX 17.50
Rec 3.00
Ind 1.00
21.50