

This instrument prepared by Tricia Lloyd, SouthTrust Bank of Alabama, National Association, P. O. Box 2554, Birmingham, AL 35290.

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

Subject to:

1. Ad Valorem Taxes for 1983;
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 Volume 36, page 881 and 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.

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 27th 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

✓ SHELBY STATE BANK

200 Dec 26
1983

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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 27th day of December, 1983.


Notary Public

My Commission Expires December 11, 1986

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STATE OF ALA. SHELBY CO:
I CERTIFY THIS
INSTRUMENT WAS FILED *Deed tax - 17.50*
1984 FEB 14 AM 8:25 *Rec. 3.00*
Ind. 1.00
21.50
Thomas A. Snowden, Jr.
JUDGE OF PROBATE