

804
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 Wayne Russell Builders, Inc., (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 42, Block 1, according to the map and survey of Sunny Meadows, Phase Two, as recorded in Map Book 8, page 19 A & B in Probate Office of Shelby County, Alabama; being situated in 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 setback line of 35 feet reserved from Meadows Garden Lane as shown by plat;
4. Public utility easements as shown by recorded plat, including 7.5 foot on the Northerly side and 20 foot on Easterly side;
5. Restrictions, covenants and conditons as set out in instrument recorded in Misc. Book 36, page 881 in Probate Office;
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 139, page 128; Deed Book 134 page 514; and Deed Book 173, page 192 in Probate Office;
7. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 326, page 126 in Probate Office;
8. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 37, page 22 and covenants pertaining thereto recorded in Misc. Book 37, page 21 in Probate Office; and,
9. Subject lot restricted to houses with not more than 3 bedrooms.

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SHELBY STATE BANK
P.O. BOX 217
BIRMINGHAM, ALABAMA 35201

TO HAVE AND TO HOLD to the Grantee, it's 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 17th day of February, 1984.

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

BY Fred C. Crum Jr.
ITS: SENIOR VICE PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Fred C. Crum 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 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 17th day of February 1984.

Clifford W. Byrd
Notary Public

My Commission Expires August 3, 1987.

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STATE OF ALABAMA
I CERTIFY
NOTARY PUBLIC

1984 FEB 20 AM 9 34

Thomas B. [unclear]
NOTARY PUBLIC

Deed TAX 17.50
Rec 3.00
Ins 1.00
21.50