

1120

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 ✓ Thomas I. Nelson and Carol B. Nelson, (hereinafter called Grantees), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 30 in Block 1, according to the map and survey of Sunny Meadows Phase Two, as recorded in Map Book 8 page 19 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County,

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 Gardens Lane as shown by plat;
4. Public utility easements as shown by recorded plat, including 7.5 foot easement on the North and 20 foot easement on the East;
5. Restrictions, covenants and conditions 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; Deed Book 173 page 192 and Deed Book 326 page 126 in Probate Office; and,
7. 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.

TO HAVE AND TO HOLD to the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by

984 Ryerly Rd.  
Pelham, AL 35124

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its duly authorized officer and its seal affixed this 24th day of February, 1984.

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

BY: Donald S. Lundy

Its: Senior Vice President

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 24th day of February, 1984.

Patricia H. Lough  
Notary Public

My Commission Expires December 11, 1986

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

1984 FEB 27 AM 11:32

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

Deed TAX	17.50
Rec	3.00
Ind	1.00
	<u>21.50</u>