

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 Maddox Properties, 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 11, 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 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. 35' Building line as shown by recorded map;
4. 12.5' Easement on rear, 10' easement on northeast side and varying easement on southeast corner 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 Misc. Volume 37, page 22, in said Probate Office; and,
7. Coal, oil, gas and other mineral interest in, to or under the land herein described are not insured.

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 5<sup>th</sup> day of March, 1984.

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

BY: Ronald S. Judy

SENIOR VICE PRESIDENT

ITS: \_\_\_\_\_

Maddox Properties, Inc.  
P.O. Box - 55265  
B-ha 35-255

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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 5<sup>th</sup> day of March, 1984.

Clifford Byrd  
Notary Public  
My Commission Expires August 3, 1987.

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

1984 MAR 12 AM 10:39

Thomas W. Lunsford, Jr.  
JUDGE OF PROBATE

Need Tax - 17.50  
Rec 30.00  
Fed 10.00  
21.50