

483
STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty five thousand and no/100 dollars (\$45,000.00) 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 Joe H. Blackwell (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:

Lots 20, 23 and 24, according to the survey of Quail Run, Phase III, as recorded in Map Book 7, page 159, 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. Easements and building lines as shown by recorded map;
4. Restrictions recorded in Misc. Vol. 31, page 968, and Misc. Vol. 32, page 220 also Misc. Vol. 38, page 356, and Misc. Vol. 49, page 32 in the Probate Office of Shelby County, Alabama;
5. Agreement to Alabama Power Company recorded in Misc. Vol. 32, page 214, in the said Probate Office; and,
6. Mineral and mining rights and rights incident thereto recorded in Vol. 313, page 409, in said Probate Office.

TO HAVE AND TO HOLD to the Grantee, his heirs 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 6th day of July, 1984.

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

BY: 

ITS: Senior Vice President

Central Bank of the South

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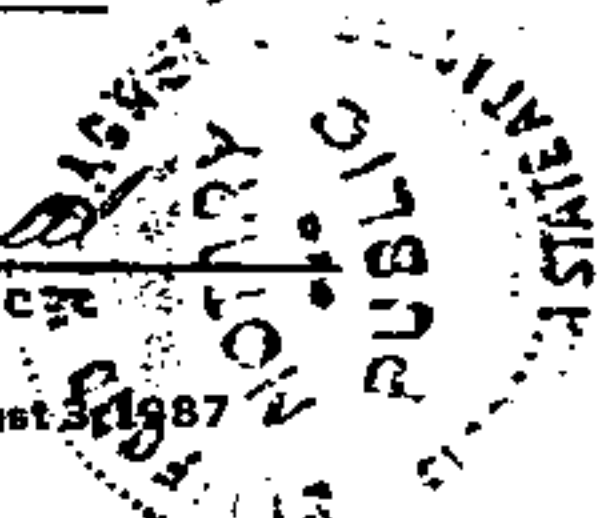
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that 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 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 6th day of July, 1984.

Chaffin B. Crum
Notary Public

My Commission Expires August 31, 1987



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

1984 JUL 12 PM 1:19

see Mtg 452-156

Thomas G. Sumner, Jr.
JUDGE OF PROBATE

Deed TAX 13.50
Rec 5.00
Ind 1.00
Total 19.50

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