

1225

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifteen thousand and No/100 dollars (\$15,000.00) 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 Roy Martin Construction, 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 13, Block 4, according to the survey of Sunny Meadows, as recorded in Map Book 8 page 18 A, B & C in the 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 Sunny Meadows Drive and Garden Lane as shown by plat.
4. Restrictions, covenants and conditions as recorded in Misc. Book 36, page 881 in Probate Office.
5. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 326 page 126; Deed Book 139 page 128; Deed Book 173 page 192 and Deed Book 134 page 514 in Probate Office
6. Right of way granted to South Central Bell as recorded in Deed Book 320 page 926 in Probate Office.
7. Agreement with Alabama Power Company as to underground cables as recorded in Misc. Book 37 page 22 and covenants pertaining thereto as recorded in Misc. Book 37 page 21 in Probate Office.

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 18th day of July, 1984.

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

BY: *Ronald S. Lundy*
ITS: Senior Vice President

✓ LAMAR HAM
ATTORNEY AT LAW
3512 OLD MONTGOMERY HWY.
BIRMINGHAM, ALABAMA 35209

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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 18th day of July, 1984.

Clifford B. Russell
Notary Public

My Commission Expires August 3, 1987

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STATE OF ALA. SHELBY CO. 6
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUL 24 AM 9:46

Thomas W. Henderson, Jr.
JUDGE OF PROBATE

Deed tax 15.00
Rec. 5.00
Ind. 1.00
21.00