

8/38-C

543

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fourteen thousand five hundred and no/100 dollars (\$14,500.00) 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 Westchester Development Corporation, 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 17, Block 2 and Lot 8, Block 3, according to the survey of Southwind, First Sector, as recorded in Map Book 6, page 72, 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. Easement as shown by recorded map;
4. Building line as shown by recorded map;
5. Restrictions recorded in Vol. 14, page 23 and Vol. 14, page 475, in the Probate Office of Shelby County, Alabama;
6. Agreement with Alabama Power Company recorded in Vol. 14, page 769, in the said Probate Office; and,
7. Right of way to Alabama Power Company recorded in Vol. 299, page 120, in the said 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 31st day of August, 1984.

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

BY: [Signature]

ITS: Senior Vice President

Land Title Co.


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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 31st day of July, 1984.

W. H. Lundy
Notary Public
My Commission Expires August 2, 1987



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

1984 AUG -8 AM 10:20

Thomas A. Lundy, Jr.
JUDGE OF PROBATE

<i>Land</i>	TAX	14.50
<i>Rec</i>		5.00
<i>Ind</i>		1.00
		<u>20.50</u>