

This instrument prepared by Clifford W. Bagwell, SouthTrust Bank of Alabama, National Association, P. O. Box 2554, Birmingham, AL 35290.

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STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Eighty Thousand and no/100 Dollars (\$180,000.00) 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 Brantley Homes, Inc. (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 1, 2, 3, 4, 5, 6, 7, 12, 13, 14, 15, 16, 28, 29, 30, 31, 43, 44, 50, 51, 52, 63, 64, 90, 91, 92, 93, 102, 103, 104, 105, according to the Survey of Third Sector, Port South as recorded in Map Book 7, page 110 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes for 1985;
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 lines as shown by recorded map;
4. Easements as shown by recorded map;
5. Restrictions as recorded in Misc. Vol. 29, page 406 (Lots 12, 13, 14, 15, 16, 28, 29, 30, 31, 43, 44, 50, 51, 52, 63, 64, 90, 91, 92, 93, 102, 103, 104, & 105) and Misc. Vol. 29, page 557 in the Probate Office of Shelby County, Alabama (All lots);
6. Agreement to Alabama Power Company as recorded in Misc. Vol. 29, page 400 in the said Probate Office. (Lots 12, 13, 14, 15, 16, 28, 29, 30, 31, 43, 44, 50, 51, 52, 63, 64, 90, 91, 92, 93, 102, 103, 104 & 105);
7. Right of way to Alabama Power Company as recorded in Vol. 318, page 11 in the said Probate Office; (All lots)
8. Mineral and mining rights and rights incident thereto as recorded in Vol. 259, page 171 in the said Probate Office (All lots); and,
9. Right of way to Colonial Pipe Line as recorded in Volume 223, page 431 in said Probate Office. (All lots)

The entire purchase price recited above was paid from a mortgage loan closed simultaneously.

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Jack A

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 7th day of March, 1985.

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 7th day of March, 1985.



Joyce G. McCormick
Notary Public

My Commission Expires July 12, 1988

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

1985 MAR -7 PM 2:26

Thomas A. Slaughter, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>10.00</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>16.00</u>