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

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Thousand and no/100 Dollars (\$10,000.00) 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 Johnny Crain Builder, 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 Jefferson County, Alabama, to wit:

Lot 6 in Block 3, according to the survey of Russet Woods, Second Sector, as recorded in Map Book 21 page 24, in the Probate Office of Jefferson County, Alabama; being situated in Jefferson 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 setback line of 35 feet reserved from Oak Leaf Circle as shown by plat;
4. Public utility easements as shown by recorded plat, including 10 foot easement on the North 5 foot easement on East side of subject lot;
5. Restrictions, covenants and conditions as set out in instrument recorded in Real 360 page 569 in Probate Office;
6. Right-of-Way granted to South Central Bell by instrument recorded in Real 354 Page 494 and Real 367 Page 102 in Probate Office; and,
7. Agreement in regard to Sanitary Sewer as set out in Real 359 Page 837 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 26th day of June, 1985.

\$10,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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

BY: 

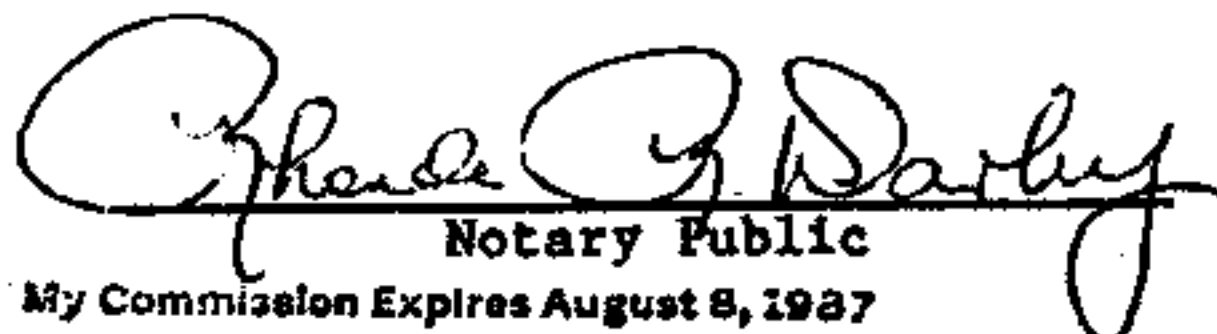
ITS: Senior Vice President

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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").

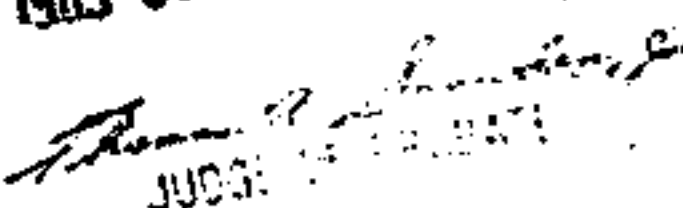
Given under my hand and official seal this 26th day of June, 1985.


Notary Public
My Commission Expires August 8, 1987

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

1985 JUL 11 AM 9:35


JUDGE OF PROBATE

RECORDING FEES	
Mortgage Tax	\$ _____
Deed Tax	_____
Mineral Tax	_____
Recording Fee	<u>5.00</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>6.00</u>

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