

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

1763

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Thousand Seven Hundred and No/100 (\$5,700.00) Dollars 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 Steve R. Scott, (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 237, according to the survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, page 50, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes for 1986;
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 Chandawood Drive as shown by plat;
4. Public utility easements as shown by recorded plat, including easements of 15 foot on the Easterly side and 10 foot on the Northerly side of lot;
5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 24, page 890 and Misc. Book 24, page 886 in Probate Office;
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 234, page 659 and Deed Book 179, page 375 in Probate Office;
7. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 25, page 742 and covenants pertaining thereto recorded in Misc. Book 25, page 747 in Probate Office; and,
8. Mineral and mining rights.

The Grantor is not making any warranty, express or implied, in connection with the present or future condition of the above described real estate, or any house or other improvements located thereon; said real estate, house and improvements are being conveyed to the Grantee in the property's "as is" condition.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

285 Fraw Dr.  
Montevallo, AL 35115

BOOK 087 PAGE 531

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 August, 1986.

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

BY: [Signature]

ITS: Senior Vice President

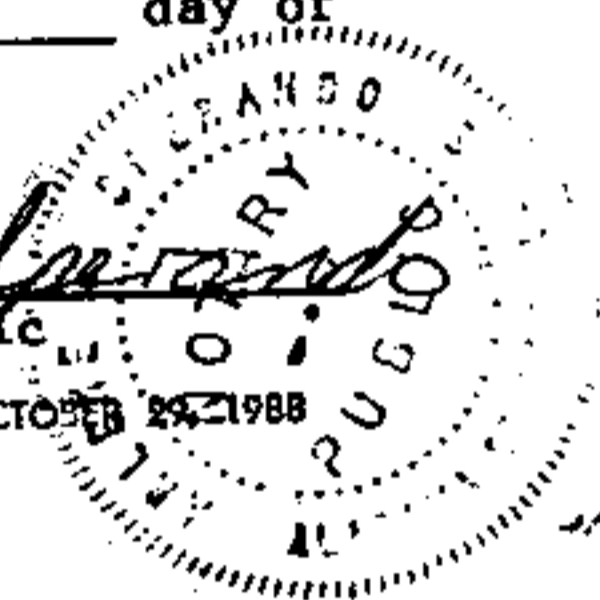
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that 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 August, 1986.

[Signature]  
Notary Public

MY COMMISSION EXPIRES OCTOBER 29, 1988



BOOK 087 PAGE 532

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

1986 AUG 25 AM 11:00

[Signature]  
JUDGE OF PROBATE

1. Deed Tax	\$ 6.00
2. Mig. Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	12.00