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

224
STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty Six Thousand
Seven Hundred Fifteen and No/100 (\$36,715.00) 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 Strain Construction, Inc., (hereinafter called Grantee), the
receipt of which is hereby acknowledged, the Grantor does hereby grant,
bargain, sell, and convey unto the Grantee real estate situated in Shelby
County, Alabama, described in attached Exhibit "A."

Subject to:

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1. Ad Valorem Taxes for 1987;
 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. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Volume 328, page 476 and Deed Volume 341, page 429 and Real Volume 33, page 635; and,
 4. Pipe line agreement and easement to Plantation Pipe Line recorded in Deed Volume 257, page 375 and Deed Volume 317, page 166.

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, 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 30th day of June, 1987.

The full consideration quoted 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: Executive Vice President

**National Bank
of Commerce**

P.O. BOX 10688
BIRMINGHAM, ALABAMA 35202-0688

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 Executive 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 30th day of June, 1987.

Arlene E. Speas
Notary Public

MY COMMISSION EXPIRES OCTOBER 29, 1988

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"EXHIBIT A"

Part of the North 1/2 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:
 Begin at the Southeast corner of Block 3 of Plantation South, Second Sector, Phase One, (as recorded in Map Book 9, Page 115, in the Probate Office of Shelby County, Alabama) and thence run Westerly along the South line of said Block 3 for 431.20 feet; thence $34^{\circ} 54' 49''$ left and run Southwesterly along the Southeasterly lines of Blocks 3 and 5 of said Subdivision and along the Southeasterly line of Block 5 of Plantation South, Second Sector, Phase Two (as recorded in Map Book 9, Page 116 in said Probate Office) for 783.73 feet to the common rear corner of Lots 6 and 7 in said Block 5; thence $118^{\circ} 58' 30''$ left and run Southeasterly for 217.96 feet to a point, on the proposed Northwesternly Right of Way Line of Hollow Lane, said point being on a curve to the left having a radius of 325.00 feet; thence 90° right to become tangent to said curve and run Southwesterly and Southerly along the arc of said curve and along said proposed Right of Way line to the end of said curve; thence at tangent to said curve, turn $90^{\circ} 00'$ left and run Easterly for 250.31 feet; thence $46^{\circ} 41' 05''$ left and run Northeasterly for 289.48 feet; thence $45^{\circ} 53' 13''$ right and run Easterly for 200.00 feet to a point on the proposed Easterly Right of Way line of proposed Hollow Lane; thence $90^{\circ} 00'$ left and run North along said proposed Right of Way line for 41.97 feet; thence 90° right and run Easterly for 190.0 feet to a point on the West line of the Harry W. Dearing, Jr. Property (as per Quit Claim Deed recorded in Book 241, Pages 739 and 740 in the Probate Office of Shelby County, Alabama); thence 90° left and run North along the West line of said Dearing Property for 165.57 feet to an angle point in said West line; thence $10^{\circ} 59' 58''$ left and run Northwesternly along said Dearing property line for 377.78 feet to the Point of Beginning.

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

1987 JUL -6 AM 9:08

Thomas A. Saunders, Jr.
 JUDGE OF PROBATE

1. Deed Tax	\$	_____
2. Mtg. Tax		_____
3. Recording Fee		<u>7.50</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>8.50</u>