

997

This instrument was prepared by
D. A. Ferguson on behalf of the
Trust Account administered by
AMSOUTH BANK, National Association,
P. O. Box 11426, Birmingham,
Alabama 35202

SPECIAL WARRANTY DEED

STATE OF ALABAMA)
 ;
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred Twenty-Four Thousand and NO/100 Dollars (\$124,000.00) cash in hand paid by Thompson Realty Company, Inc. to AMSOUTH BANK, National Association as Trustee for The Greater Birmingham Foundation (hereinafter called Grantor), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Thompson Realty Company, Inc., (hereinafter called Grantee), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Lot 120-A according to the amended map of Shoal Creek Subdivision, as recorded in Map Book 7, Page 20, in the Office of the Judge of Probate of Shelby County, Alabama.

It is specifically understood and agreed that the Grantor has executed this conveyance subject to:

1. Ad Valorem taxes due and payable October 1, 1988 which the Grantee herein assumes and agrees to pay.
2. Existing rights-of-way, encroachments, party walls, building restrictions, zoning, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property.
3. Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Deed Book 57, Page 584.
4. Covenants and restrictions as recorded in Misc. Book 12, Page 845, and Misc. Book 19, Page 861; amended restrictions recorded in Misc. Book 15, Page 844; and amended restrictions recorded in Misc. Book 23, page 564 and Page 567 in the Probate Office of Shelby County, Alabama.
5. Easement to Birmingham Water Works Board dated February 13, 1976 and recorded in Deed Book 301, Page 298 in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company as recorded in Misc. Book 21, Page 855 in the Probate Office of Shelby County, Alabama.

BOOK 184 PAGE 295

THOMPSON REALTY
103 CANNONSTIE
SHOAL CREEK, AL 35094

7. Permit to Alabama Power Company as recorded in Deed Book 308, Page 668 in the Probate Office of Shelby County, Alabama.
8. Easements to South Central Bell as recorded in Deed Book 306, Page 242 and in Deed Book 356, Page 420 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in their individual or corporate capacity and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, AMSOUTH BANK, National Association, as Trustee for The Greater Birmingham Foundation has caused these presents to be executed in its name and on its behalf and in its capacity as Trustee, as aforesaid, on this 18th day of April, 1988.

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

88 MAY 13 AM 10:01

ATTEST:

JUDGE OF PROBATE

BY:

ASSISTANT VICE PRESIDENT
AND TRUST REAL ESTATE
OFFICER

AMSOUTH BANK, National Association,
as Trustee for The Greater
Birmingham Foundation

BY:

VICE PRESIDENT AND TRUST REAL
ESTATE OFFICER

1. Deed Tax	\$ 124.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	130.00

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that D. A. Ferguson and Phillip Wells whose names as Vice President and Trust Real Estate Officer and Assistant Vice President and Trust Real Estate Officer, of AMSOUTH BANK, National Association, as Trustee for The Greater Birmingham Foundation are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, they as such officers and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as Trustee, as aforesaid.

Given under my hand and official seal this 18th day of April, 1988.

Sherry H. Scoggins
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-9-89

BOOK 184 PAGE 296