

485

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, SouthTrust Mortgage Corporation, a Delaware Corporation, (GRANTOR) does grant, bargain, sell and convey unto WAYLAND ELLIOTT, (GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 12, according to the map and survey of Indian Valley, Second Sector, as recorded in Map Book 5, Page 75, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1990 are a lien, but not due and payable until October 1, 1991.
2. Easements and building line as shown on recorded map.
3. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 107, Page 121.
4. Right of way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Book 270, Page 22.
5. Restrictions appearing of record in Deed Book 268, Page 189.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and releases of damages relating thereto as recorded in Deed Book 274, Page 97.
7. Statutory Rights of Redemption created by the foreclosure of that certain mortgage given by Frank M. Troncale and Leigh P. Troncale to SouthTrust Mortgage Corporation, recorded in Book 169, Page 970, in the Probate Office of Shelby County, Alabama, which run for a period of one (1) year from May 22, 1990; Said Foreclosure deed to SouthTrust Mortgage Corporation, being recorded in Book 292, Page 526, in said Probate Office.

TO HAVE AND TO HOLD unto the said GRANTEE forever.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 1st day of October, 1990.

SouthTrust Mortgage Corporation,
a Delaware Corporation

By: W. Guy Warren
W. Guy Warren
Vice President

BOOK 313 PAGE 577

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that W. Guy Warren whose name as Vice President of SouthTrust Mortgage Corporation, a Delaware Corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this 1st day of October, 1990.

Clayton T. Sweeney
Notary Public
My Commission Expires: 5-29-91

This instrument was prepared by:
Clayton T. Sweeney
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Wayland Elliott
441 Lakewood Drive
Birmingham, AL 35209

BOOK 313 PAGE 578

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 OCT -9 AM 8:25

William A. Sweeney, Jr.
JUDGE OF PROBATE

71.50

2.00

4.00

- 77.50

1. Doc Fee	71.50
2. Int. Fee	2.00
3. Int. Fee	4.00
4. Int. Fee	3.00
5. Int. Fee	1.00
6. Cont. Fee	1.00
Total	80.50