

THIS instrument prepared by:  
W. Howard Donovan, III  
Attorney at Law  
Suite 339  
1608 13th Avenue, South  
Birmingham, AL 35205

Send Tax Notice to:  
Davis & Major, Inc.  
1031 So. 21st Street  
Birmingham, AL 35205

STATE OF ALABAMA )

COUNTY OF SHELBY )

) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$10.00 and other good and valuable consideration to the undersigned grantor, Meadow Brook Partnership, an Alabama General Partnership (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

COY K. COLVIN, JR. and BRENDA W. COLVIN

as joint tenants with right of survivorship (herein referred to as GRANTEEES), the following described real estate, situated in Shelby County:

Lot(s) 39,  
according to the survey of Meadow Brook, 12th Sector,  
as recorded in Map Book 9, Page 27, in the Probate  
Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for 1984 and subsequent years. 1984 taxes are a lien but not due and payable until October 1, 1984.
2. Agreement with Alabama Power Company as recorded in Misc. Book 48, Page 880 in the Probate Office of Shelby County, Alabama.
3. Title to all minerals underlying the SE 1/4 of NE 1/4 of Section 12, Township 19, Range 2 West, with mining rights and privileges belonging thereto as recorded in Deed Book 40, Page 265.
4. Building set back lines as shown on recorded map.
5. Restrictive covenants and conditions recorded in Misc. Book 58, Page 486, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said GRANTEEES as joint tenants with right of survivorship.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, his, her, their, or its heirs, successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, his, her, their, or its heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR hereto set its signature and seal, this the 4th day of September, 1984.

Send TAX 20.50  
Res 2.50  
Ins 1.00  
Total 24.00

MEADOW BROOK PARTNERSHIP, an  
Alabama General Partnership  
By Hamilton Perkins, Jr.  
Its Partner

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Hamilton Perkins, Jr., whose name as Partner of Meadow Brook Partnership, an Alabama General Partnership, is signed to the foregoing warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of said warranty deed, he, as such Partner, and with full authority, executed the same voluntarily for and as the act of said General Partnership.

Given under my hand this the 4th day of September, 1984.

Deborah N. Matthews  
NOTARY PUBLIC  
My Commission Expires: 5/1/88

DONOVAN & HOFFMAN, P.C.  
SUITE 339 RAMSAY BUILDING  
1608 - 13TH AVENUE, SOUTH  
BIRMINGHAM, ALABAMA 35205

BOOK 003 PAGE 464

1984 SEP 27 AM 9:10

STATE OF ALABAMA  
JEFFERSON COUNTY  
NOTARY PUBLIC  
DEBORAH N. MATTHEWS