

This instrument prepared by:
W. Howard Donovan, III
Attorney at Law
Suite 100
1608 13th Avenue, South
Birmingham, AL 35205

Send Tax Notice to:
A & A Investments
300 CHAMBERLAIN SO. #130
BIRMINGHAM, AL 35243

3056

STATE OF ALABAMA
COUNTY OF SHELBY

)
) KNOW ALL MEN BY THESE PRESENTS,
)

That in consideration of Seven Hundred Thirty-Five Thousand and no/100 Dollars and other good and valuable consideration to the undersigned grantor, Shelby Development 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

A & A INVESTMENTS, an Alabama General Partnership

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County:

Lots 27, 28, 29, 30, 31, 32, 33, 34, 35, 37, 38,
39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50
51, 52, 55, 56, 129, 131, 141, according to the survey of
Southern Pines, 5th Sector, as recorded in Map Book 9, Page
106, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the year 1986, which said taxes are not due or payable until October 1, 1986.
2. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 320, Page 926.
3. Restrictions appearing of record in Real Volume 45, Page 128.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her, their or its heirs, successors and assigns.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, 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 GRANTEES, 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 25 day of Oct, 1985.

The consideration recited above
was paid from a mortgage loan
closed simultaneously herewith.

MEADOW BROOK EAST PARTNERSHIP,
an Alabama General Partnership

By

John B. Davis, 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 JOHN B. DAVIS, JR. whose name as Partner of Meadow Brook East 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 25 day of Oct, 1985.

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

1985 OCT 30 AM 10:31

NOTARY PUBLIC

My Commission Expires:

1-21-88

SouthTrust Mortgage Corporation
P.O. Box 7344-A
Birmingham, Alabama 35203

BOOK 047 PAGE 08



Deed TAX 735.00
Rec 2.50
Ind 1.00
738.50