

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

Send Tax Notice to:  
Spratlin Construction Co., Inc.  
Rt. 1, Box 68D  
Chelsea, AL 35043

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-eight Thousand Five Hundred and no/100 Dollars and other good and valuable consideration to the undersigned Grantor, Meadow Brook East 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

SPRATLIN CONSTRUCTION CO., INC.  
a Corporation

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

Lot 15, according to the survey of Southern Pines,  
6th Sector, as recorded in Map Book 9, Page 107, 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 117.

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 GRANTEE, 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 GRANTEE, his, her, their or its heirs, successors and assigns forever, against the lawful claims of all persons.

STATE OF ALA. SHELBY COUNTY WITNESS WHEREOF, the said Grantor hereto sets its  
signature and seal, this 23rd day of Jan., 1986.  
INSTRUMENT WAS FILED

1986 FEB 10 AM 10:56

STATE OF ALABAMA  
JEFFERSON COUNTY )

2850 MEADOW BROOK EAST PARTNERSHIP,  
an Alabama General Partnership  
By: [Signature]  
Its Partner

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 23rd day of Jan., 1986.

[Signature]  
Notary Public

My Commission Expires: 5/14/88

[seal]