

This instrument was prepared by:

(Name) Douglas D. Eddleman

(Address) 510 Bank for Savings Building, Birmingham, Alabama 35203

904

GENERAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of \*THIRTY-FIVE THOUSAND (\$35,000.00) and 00/100 DOLLARS\*

to the undersigned grantor, Meadow Brook Heights, a general partnership, in hand paid by Grantees herein, the receipt of which is hereby acknowledged, the said Meadow Brook Heights, a general partnership, does by these presents, grant, bargain, sell and convey unto

Leo James Builders, Inc.

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

Lot 36 according to the survey of Meadow Brook, 16th Sector, 1st Phase as recorded in Map Book 9, Page 143 A & B in the office of the Judge of Probate of Shelby County, Alabama.

The above property is conveyed subject to existing easements, conditions, restrictions, set-back lines, right-of-ways, limitations, if any, of record.

Grantee acknowledges that Grantee has been informed by Grantor of sinkholes and soil conditions existing in Shelby County. Grantee agrees that Grantor shall not be liable for earthquakes, underground mines, sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface condition that may now or hereafter exist or occur or cause damage to persons, property or buildings. Grantee does forever release Grantor from any damages arising out of the condition of the soil and for conditions of the surface and subsurface of the above described property, and this release shall constitute a covenant running with the land conveyed hereby, as against Grantee, and all persons, firms and corporations holding under or through Grantee.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said Grantees, its successors and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their successors and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set its hand ~~and seal~~ by its duly authorized partner this 10th day of April, 1986.

ATTEST:

Rec'd 2.50  
Jud 1.00  
3.50

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

1986 OCT 9 PM 5:33  
see Mtg 094-981

STATE OF ALABAMA Thomas A. Thompson, Jr.  
JUDGE OF PROBATE

COUNTY OF SHELBY

BY:

Douglas D. Eddleman  
Douglas D. Eddleman  
General Partner

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Eddleman, whose name as General Partner in Meadow Brook Heights, a general partnership, 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 the conveyance, he, as such partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this 10th day of April, 1986.

First Al. Bank  
P.O. Box 10247  
B'ham, AL 35282

NOTARY PUBLIC