

Send Tax Notice To:
 Leo James Builders, Inc.
 4929 Sussex Road
 Birmingham, AL 35243

DEED, STATUTORY WARRANTY

PRINTED AND FOR SALE BY ZAC SMITH STATIONERY CO., B'HAM

The State of Alabama,
 SELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of FORTY-TWO THOUSAND FIVE HUNDRED (\$42,500.00) and

00/100 DOLLARS

Dollars

to the undersigned grantor, Billy D. Eddleman

in hand paid by Grantee: Leo James Builders, Inc.

the receipt whereof is acknowledged by the said Grantor: Billy D. Eddleman

do hereby grant, bargain, sell and convey unto the said Grantee: Leo James Builders, Inc.

the following described real estate, to-wit:

Lot 39 according to the survey of Meadow Brook, 5th Sector, 1st Phase as recorded in Map Book 8, Page 109 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, us against Grantee, and all persons, firms and corporations holding under or through Grantee.

Mineral and mining rights excepted.

situated in Shelby County, Alabama.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

In Witness Whereof, I have hereunto set my hand and seal, this 7th

January, 1987

WITNESSES:

Billy D. Eddleman (Seal)
 Billy D. Eddleman (Seal)

(Seal)

(Seal)

(Seal)

Eddleman Properties

THE STATE OF ALABAMA,

Shelby

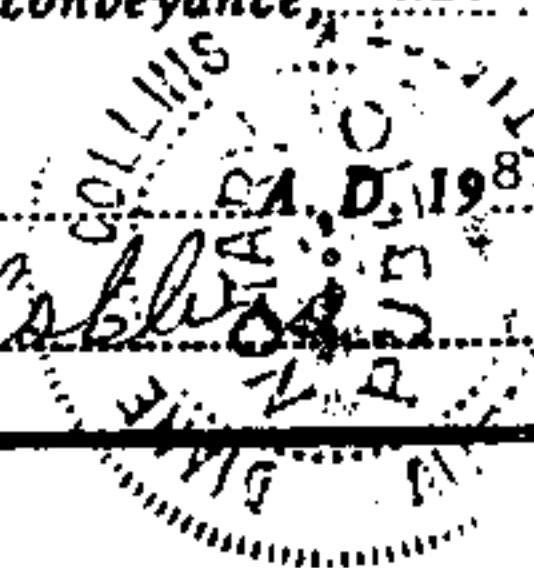
County

I, Diane C. Collins

a Notary Public in and for said County, in said State, hereby
certify that Billy D. Eddleman
whose name 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 this conveyance, has
executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 7th day of January

Diane C. Collins



THE STATE OF ALABAMA,

County

a in and for said County, in said State, hereby
certify that, a subscribing witness
to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated
that, the Grantor
voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the
day the same bears date; that, attested the same in the presence of the Grantor, and of the
other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand, this day of A. D. 19

1. Deed Tax \$
2. Mtg. Tax 42.50
3. Recording Fee 0.00
4. Indexing Fee 1.00
TOTAL 43.50

THE STATE OF ALABAMA,

County

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 JAN 14 AM 9:15

a in and for said County, in said State, hereby
certify that on the day of 19, came before me the
within named known to me (or made known to me),
to be the wife of the within named
who, being examined separate and apart from the husband, touching her signature to the within
acknowledged that she signed the same of her own
free will and accord, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this day of A. D. 19

TO

Deed, Statutory Warranty

THE STATE OF ALABAMA

County

I, Judge of the Probate Court of said County, hereby
certify that the foregoing conveyance was filed for
registration in this office on the day of
19, and was recorded
in Vol. Records of Deeds,
Pages on the
days of 19

Judge of Probate.

Recording Fee, \$

State Tax \$

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