This instrument was prepared by 1123 2 50

(Name) Dale Corley

(Address) 1933 Montgomery Highway

WARRANTY DEED– LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Thousand Four Hundred and no/100----------Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Shelby Ridge Development Co.,a Partnership

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Leo James Builder, Inc.

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

Lot 37, according to the survey of Meadowbrook Fourth Sector, as recorded in Map Book 7, page 67, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

The entire consideration of the purchase price recited above, was paid from a mortgage loan simultaineously herewith.

19790829000111240 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/29/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (~~XX~~) do for myself (~~XXXXXXX~~) and for my (~~XX~~) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (~~XXXX~~) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (~~XX~~) have a good right to sell and convey the same as aforesaid; that I (~~XX~~) will and my (~~XXXX~~) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 10th day of August 1979.

SHELBY RIDGE DEVELOPMENT CO., A PARTNERSHIP

(Seal)

Steven E. Chambers, Partner (Seal)

(Seal)

(Seal)

(Seal)

Rec. 1.50 Mtg 395-494 (Seal)
Ind. 1.00
2.50

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven E. Chambers, Partner of Shelby Ridge Development Co., a Partnership 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 the conveyance he/ in his capacity as Partner executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of August A. D., 1979

Notary Public

DOWNTOWN OFFICE
First Alabama Bank
P. O. Box 2247
BIRMINGHAM, [redacted] 35202

321 685