

THIS INSTRUMENT WAS PREPARED BY:

Name: Nancy J. Hammer
Address: 47 Perimeter Center E., NE; Suite 650; Atlanta, Ga 30346

845-

STATE OF ALABAMA)

D E E D

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$27,500.00
(Twenty Seven Thousand Five Hundred Dollars and No/100)
to the undersigned GRANTOR, 2154 TRADING CORPORATION, a Corporation, d/b/a
INVERNESS, (herein "GRANTOR"), in hand paid by Richard J. and
Joan W. Madigan

(herein referred to as "GRANTEE"), the receipt of which is hereby
acknowledged, the said GRANTOR does by these presents, grant, bargain, sell
and convey unto the said GRANTEE, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 49, Block 2, according to the Plat of
Woodford, a subdivision of Inverness, as
recorded in Map Book 8, Page 51, A, B, C & D, in the
Office of the Judge of Probate of Shelby
County, Alabama.

This conveyance is subject to the following:

1. Ad Valorem taxes due and payable
October 1, 1982.
2. Said property is subject to those
Protective Covenants or Restrictions
recorded in Miscellaneous Book 38 Pages
380-394 in the Office of the Judge of
Probate of Shelby County, Alabama.
3. Easements, rights of way, and set-back
lines of record.
4. Mineral and mining rights not owned
by GRANTOR.
5. Any applicable zoning ordinances.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns
forever.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be
executed by the respective duly authorized officers hereunto on this
30th day of August, 1982.

2154 TRADING CORPORATION

Vice President

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
24

1982 SEP 23 AM 8:52

STATE OF GEORGIA)

COUNTY OF DEKALB)

Thomas A. Samuels, Jr.
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said
state, hereby certify that C. E. Sayres, whose name as Vice
President of 2154 Trading Corporation, a Corporation, 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
officer and with full authority, executed the same voluntarily for and as
the act of said corporation.

My hand and seal this 30th day of August,
1982.

Frances H. Dunn
Notary Public

Notary Public, Georgia State at Large
My Commission Expires Dec. 12, 1982