

This instrument was prepared by:

(Name) B. D. Eddleman

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

WARRANTY DEED

STATE OF ALABAMA     )  
                                  )     KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY         )

That in consideration of \*TWENTY THOUSAND FOUR HUNDRED TWELVE and 00/100\* Dollars, to the undersigned grantors, Davis and Perkins, Inc., a corporation, and Eddleman Properties, Inc., a corporation, in hand paid by Grantees herein, the receipt of which is hereby acknowledged, the said Davis and Perkins, Inc. and Eddleman Properties, Inc. 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 41, according to the Survey of Meadow Brook, Second Sector, Second Phase, as recorded in Map Book 7, Page 130, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

The above described property is conveyed subject to existing covenants, restrictions, conditions, limitations, rights of way, and easements of record.

Mineral and mining rights excepted.

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

And said Grantors do for themselves, their successors and assigns, covenant with said Grantees, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said Grantees, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals by their duly authorized officers this 18th day of February, 19 83.

ATTEST:

DAVIS AND PERKINS, INC.

John Davis

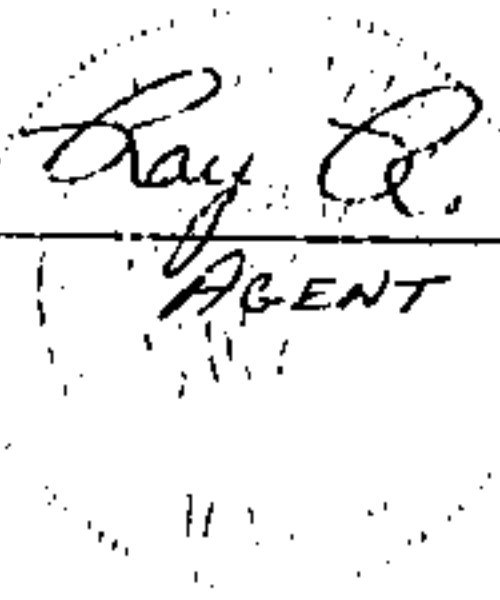
BY: H. M. Davis

ATTEST:

EDDLEMAN PROPERTIES, INC.

Ray C. Hester

BY: B. D. Eddleman



Leo James Builders, Inc.  
4924 Luster Road  
Birmingham, AL 35243

BOOK 345 PAGE 687

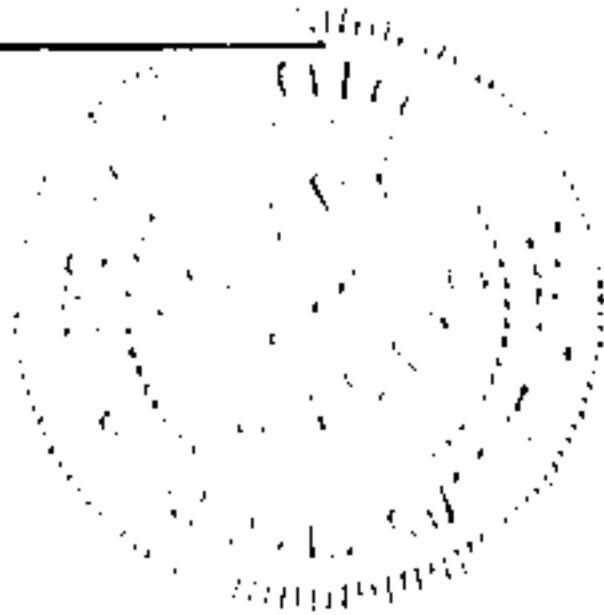
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. M. DAVIS, Jr. whose name as President of Davis and Perkins, Inc., 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.

Given under my hand and official seal, this the 23<sup>rd</sup> day of February, 1983.

Shelia J. Howell  
NOTARY PUBLIC

MY COMMISSION EXPIRES DECEMBER 15, 1985



STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B. D. Eddleman whose name as President of Eddleman Properties, Inc., 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.

Given under my hand and official seal, this the 12<sup>th</sup> day of February, 1983.

Shelia J. Howell  
NOTARY PUBLIC

My Commission Expires 8-6-85

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

1983 MAR 15 AM 7:57

Thomas A. Shouder, Jr.  
JUDGE OF PROBATE

|          |              |
|----------|--------------|
| Deed TAX | 20.50        |
| Rec      | 3.00         |
| Ind      | 1.00         |
|          | <u>24.50</u> |