

This instrument was prepared by:

(Name) Bill 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-ONE THOUSAND SEVEN HUNDRED EIGHT *** Dollars,
* * and 00/100 (\$21,708.00) * * * * *
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 Pro-
perties, 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 108 according to the survey of Meadow Brook, Second Sector,
Second Phase, as recorded in Map Book 7, Page 130, in the
office of the Judge of Probate of Shelby County, Alabama.

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

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 25th day of July, 19 83.

ATTEST:

DAVIS AND PERKINS, INC.

BY: H.M. Davis

ATTEST:

EDDLEMAN PROPERTIES, INC.

BY: B.D. Eddleman
PRESIDENT

Bill D. Eddleman
VICE PRESIDENT
EDDLEMAN PROPERTIES, INC.

First At. Bank
P.O. Box 10247
Birmingham, AL 35202

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 28th day of July, 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 25th day of July, 1983.

Frederic L. Weaver
NOTARY PUBLIC
My Commission Expires 8-6-85

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 OCT 17 PM 12:01
431-868
William H. Lowndes, Jr.
JUDGE OF PROBATE

Rec 3.00
Ind 1.00
4.00

BOOK 350 PAGE 702