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This instrument prepared by:
W. Howard Donovan, III
2326 Highland Avenue
Birmingham, AL 35205

STATE OF ALABAMA

)

) KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

)

That in consideration of Thirty-Four Thousand and no/100 Dollars (\$34,000.00) to the undersigned grantor, Meadow Brook Partnership, an Alabama General Partnership (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto LLOYD E. DUNCAN (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County:

Lots 26 and 36, according to the survey of Meadow Brook, 9th Sector, as recorded in Map Book 8, Page 150, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for 1984 and subsequent years. 1984 taxes are a lien but not due and payable until October 1, 1984.
2. Restrictive covenants and conditions recorded in Misc. Book 52, Page 542, in Probate Office.
3. Restriction as shown on recorded plat.
4. 50-foot building set back line from Redfern Way as shown on recorded map (as to Lot 26), and and 35-foot building set back line from Skylark Drive (as to Lot 36).
5. 10-foot utility easement over the East side of Lot 26 as shown on recorded map.
6. 10-foot utility easement over the Northwesterly said of Lot 36, as shown on recorded map.
7. Easements as to underground cables, as recorded in Misc. Book 54, Page 170.
8. Agreement with Alabama Power Company as recorded in Misc. Book 54, Page 166.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

SEND TO H. DONOVAN
2326 HIGHLAND AVE
BIRMINGHAM, AL

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IN WITNESS WHEREOF, the said GRANTOR hereto set its signature and seal, this the 3rd day of JANUARY, 1984.

MEADOW BROOK PARTNERSHIP, an
Alabama General Partnership

By *[Signature]*
Its General Partner

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KENNETH B. LUYGMAA, whose name as General Partner of Meadow Brook Partnership, an Alabama General Partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he, as such General Partner, and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand this the 3rd day of JANUARY, 1984.

(SEAL)

[Signature]
NOTARY PUBLIC
My Commission Expires: 1

1-21-84

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ALABAMA SHERIFF CO.
RECEIVED THIS
1984 JAN -6 PM 3:11

[Signature]
JUDGE OF PROBATE

Deed Tax 34.00
Rec. 300
Ind. 100
38.00