

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

SEND TAX NOTICE TO:  
JimNi Construction, Inc.  
9729 Parkway East, Suite 101  
Birmingham, Alabama 35235

320

STATE OF ALABAMA

)

) KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

)

That in consideration of Forty-Nine Thousand Two Hundred Fifty and no/100 Dollars (\$49,250.00) 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 JimNi Construction, Inc. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County:

Lots 2, 3 and 4, 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.

\$40,250.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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. 35-foot building set back line from Skylark Drive as shown on recorded map.
5. Utility easements as shown on recorded map.
6. Easements as to underground cables, as recorded in Misc. Book 54, Page 170.
7. 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.

BOOK 352 PAGE 507

IN WITNESS WHEREOF, the said GRANTOR hereto set its signature and seal, this the 6<sup>th</sup> day of JAN, 1984.

MEADOW BROOK PARTNERSHIP, an  
Alabama General Partnership

By *Kenneth B. Weygand*  
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. WEYGAND, 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 6<sup>th</sup> day of JAN, 1984.

(SEAL)

*W. Van Donor*  
NOTARY PUBLIC

My Commission Expires:

1-21-88

ALABAMA DEED & CO.  
NOTARY PUBLIC  
JEFFERSON COUNTY

1984 JAN -9 AM 9:22  
*see Mtg 441-711*  
*W. Van Donor*  
NOTARY PUBLIC

Deed TAX	9.00
Rec	3.00
Ind	1.00
	<u>13.00</u>