

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 Nineteen Thousand and no/100 Dollars (\$19,000.00) 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 CARL P. PARSONS, JR. and wife, SUSAN S. PARSONS, as joint tenants with right of survivorship (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County:

Lot 42, 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. 35-foot building set back line from Skylark Drive as shown on recorded map.
5. 10-foot utility easement over the Western side of said lot 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, as joint tenants with right of survivorship.

And said GRANTOR does for itself, its successors and assigns covenant with said GRANTEE, his, her or their heirs and assigns, that

Return to:  
 W. Howard Donovan, III  
 2326 Highland Avenue  
 Birmingham, AL 35205

BOOK 352 PAGE 788

IN WITNESS WHEREOF, the said GRANTOR hereto set its signature and seal, this the 16<sup>th</sup> day of Jan, 1984.

MEADOW BROOK PARTNERSHIP, an  
Alabama General Partnership

By *Kenneth B. Weygan*  
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. WEYGAN, 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.

1984. Given under my hand this the 16<sup>th</sup> day of Jan,

*W. H. Denson, Jr.*  
NOTARY PUBLIC

My Commission Expires:

1-21-88

(SEAL)

BOOK 352 PAGE 789

1984 JAN 18 PM 3:04

Deed Fee - 1900  
Rec. 300  
Ad. 100  
2300