

This instrument was prepared by

(Name) Jerry E. Held, SIROTE, PERMUTT, FRIEND, FRIEDMAN, HELD & APOLINSKY, P.C.

(Address) 2222 Arlington Avenue South, Birmingham, Alabama 35255

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-four thousand and no/100 Dollars (\$44,000.00) -----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, R. S. McDanal, a married man,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Leonard Devere Griffin, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 10, Block 1, according to the Survey of Meadowlark as recorded in Map Book 7, Page 98, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is made subject to the following:

1. Ad Valorem taxes due 10/1/84, a lien but not yet due and payable.
2. Building setback line of 35 feet reserved from Bunting Drive as shown by plat.
3. Public utility easements as shown by recorded plat, including an Alabama Power Company easement on rear of subject property.
4. Restrictions, covenants, and conditions as set out in instrument recorded in Misc. Book 28, Page 14, in Probate Office.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 55, Page 454, in Probate Office.
6. Easement to South Central Bell as shown by instrument recorded in Deed Book 293, Page 334, and Deed Book 320, Page 887, in Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Deed Book 317, Page 272, in Probate Office.

Please note that the property conveyed herein is not the homestead of the Grantor or Grantor's spouse.

\$42,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 15th day of February, 1984.

Deed Tax 2.00
Rec 1.50
Ind 1.00
H.S.
1984 FEB 20 AM 8 48
#3-639

R. S. McDanal
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. S. McDanal, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of February, 1984.

Marilyn B. McDaniel
Notary Public
My Commission Expires: 2/22/84