

This instrument prepared by:
W. Howard Donovan, III
Attorney at Law
Suite 339
1608 13th Avenue, South
Birmingham, AL 35205

182

STATE OF ALABAMA

)

) KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

)

That in consideration of Sixteen Thousand Five Hundred and no/100 Dollars (\$16,500.00) 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 L & M HOMES, INC., a Corporation (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County:

Lot 40, 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. 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.

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IN WITNESS WHEREOF, the said GRANTOR hereto set its signature and seal, this the 28th day of FEB, 1984.

MEADOW BROOK PARTNERSHIP, an
Alabama General Partnership

By

[Signature]
Its Partner

STATE OF ALABAMA)
JEFFERSON COUNTY)

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

Given under my hand this the 28th day of Feb, 1984.

[Signature]
NOTARY PUBLIC

My Commission Expires:

1-21-88

(SEAL)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 MAR -5 AM 10:20

[Signature]
JUDGE OF PROBATE

Deed TAX 16.50
Rec 3.00
Fund 1.00
20.50

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