

This instrument was prepared by

(Name) Martin Clem

(Address) 7 Office Park Circle, B'ham 35223

Mail to:  
Leo James  
4929 Sussex Road  
Birmingham, Alabama 35243



WARRANTY DEED

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and no/100 Dollars (\$10,000.00) and other good & valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Shelby Ridge Development Company

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Leo James Builders, Inc.

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

Lot 79, Meadowbrook 4th Sector according to the map recorded in the Judge of Probate Office in Shelby County, Alabama in Map Book 7, Page 67.

Subject to easements and restrictions of record.

The entire consideration of the purchase price recited above, was paid from a mortgage loan 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 said grantee, his, her or their heirs and assigns, that I am (~~we~~) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (~~we~~) have hereunto set my (~~our~~) hand(~~s~~) and seal(~~s~~) this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
see into 445-399  
1984 MAR 23 AM 8:47

(SEAL)

SHELBY RIDGE DEVELOPMENT COMPANY, a partnership

By: Martin Clem

Martin Clem, As Partner of Shelby Ridge Development Company

(SEAL)

(SEAL)

(SEAL)

STATE OF

JEFFERSON

COUNTY

General Acknowledgment

I, \_\_\_\_\_ the undersigned \_\_\_\_\_ a Notary Public in and for said County, in said State, hereby certify that Martin Clem, a partner of Shelby Ridge Development Company

whose name(~~s~~) 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of February A.D. 19 84

First Ala. Bank  
Form Ala. 30

Patricia J. Yancy  
Notary Public