

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS:
Shelby COUNTY }

That in consideration of Twenty-one thousand three hundred and NO/100 DOLLARS-----

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

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mark J. Wood and Julia S. Cheape, Individuals

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

Lot 35, 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.

This property is conveyed subject to the following:

- Taxes for 1984 and subsequent years. 1984 taxes are a lien, but not due and payable until October 1, 1984.
- Restrictive covenants and conditions recorded in Misc. Book 52, Page 542 in the Probate Office of Shelby County in Alabama.
- Restrictions as shown on recorded map of said subdivision.
- 35 foot building set back line from Skylark Drive as shown on recorded map.
- 10 foot utility easement over the Northwest and Southeast sides of said lot and
- 15 foot utility easement over the Southwest side of said lot as shown on recorded map.
- Permit to Alabama Power Company as recorded in Deed Book 353, Page 975.

BOOK 354 PAGE 260

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 23rd. day of March, 1984.

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

1984 MAR 27 AM 8:48

Deed tax 21.50
Reg 1.50
Seal 1.00
24.00

Lee R Brown

(Seal)

(Seal)

(Seal)

Thomas J. Henderson, Jr.

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, Martha B. Mullins, a Notary Public in and for said County, in said State, hereby certify that Lee R. Brown 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd. day of March, A. D. 1984.

MARK J. WOOD
406 RUSTIC TRAIL RD.
BIRMINGHAM AL 35216

Martha B. Mullins
Notary Public.