

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

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STATE OF ALABAMA

)

) KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

)

That in consideration of Thirty-One Thousand Five Hundred and no/100 Dollars (\$31,500.00) 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 CROSS HOME BUILDERS, INC. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County:

Lots 14 and 46, 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 TAXES FOR 1984 AND SUBSEQUENT YEARS (1984 TAXES ARE A LIEN BUT NOT DUE AND PAYABLE UNTIL OCTOBER 1, 1984), EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OF RECORD, AND MINERAL AND MINING RIGHTS NOT OWNED BY GRANTOR.

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.

Return to:
W. Howard Donovan, III, Esquire
Suite 339
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The purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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

MEADOW BROOK PARTNERSHIP, an
Alabama General Partnership

By


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 MARCH, 1984.



NOTARY PUBLIC

My Commission Expires:

1-21-88

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

1984 APR. 2 AM 10:10

See Mtg 445-978
Thomas P. [unclear]
JUDGE OF PROBATE

Recd 3.00
Jud 1.00
4.00

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