

1548
This instrument prepared by:
W. Howard Donovan, III
Attorney at Law
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1608 13th Avenue, South
Birmingham, AL 35205

TOWN OFFICE
Birmingham Bank
Birmingham
P. O. BOX 10247
BIRMINGHAM, ALABAMA 35202

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 LEO JAMES BUILDERS, INC. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County:

Lot 6, 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.

The entire consideration of the purchase price recited above, was paid from a mortgage loan simultaneously herewith.
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 the Probate Office of Shelby County, Alabama.
3. Restriction as shown on recorded map of said subdivision.
4. 35-foot building set back line from Skylark Drive as shown on recorded map.
5. 10-foot easement over the Easterly side of said lot.
6. Easements regarding underground cables, as recorded in Misc. Book 54, Page 170, in the Probate Office of Shelby County, Alabama.
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 13th day of MARCH, 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. DAILE, 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 13th day of March, 1984.

[Signature]
NOTARY PUBLIC

My Commission Expires:

1-21-88

STATE OF ALA. SHELBY CO. 67
I CERTIFY THIS
INSTRUMENT WAS FILED
see mtg. 449-634
1984 MAY 31 AM 10:39

Rec. 322
100
400

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(SEAL)