

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

456

STATE OF ALABAMA
COUNTY OF SHELBY

)
) KNOW ALL MEN BY THESE PRESENTS,
)

That in consideration of \$10.00 and other good and valuable consideration 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

H. MICHAEL RICHARDS and SUE JOHNSON RICHARDS

as joint tenants with right of survivorship (herein referred to as GRANTEEES), the following described real estate, situated in Shelby County:

Lot(s) 66,
according to the survey of Meadow Brook, 11th Sector,
as recorded in Map Book 9, Page 6, 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 GRANTEEES as joint tenants with right of survivorship.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, his, her, their, or its heirs, successors 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 GRANTEEES, his, her, their, or its heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR hereto set its signature and seal, this the 6 day of July, 1984.

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

MEADOW BROOK PARTNERSHIP, an
Alabama General Partnership

1984 JUL 12 AM 10:59

By H. M. Davis, Jr.
Its Partner

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed TAX 22.00
Rec 3.50
Jud 1.00
25.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that H. M. Davis, Jr., 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 6th day of July, 1984

W. H. Donovan, III
NOTARY PUBLIC

My Commission Expires:

1-21-88

(SEAL)

Return to: ✓ DONOVAN & HOFFMAN, P.C.
SUITE 339 RAMSAY BUILDING
1608 - 13TH AVENUE, SOUTH
BIRMINGHAM, ALABAMA 35205