

Return to: VAN Lowrey
2012 Paric Brook Lane
Bham AL 35215

This instrument was prepared by:

(Name) Douglas D. Eddleman

(Address) 510 Bank for Savings Building, Birmingham, AL 35203

1599

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY)

That in consideration of ** TWENTY-FIVE THOUSAND and 00/100 (\$25,000.00) **

to the undersigned grantor, Southland Joint Venture, in hand paid by Grantees herein, the receipt of which is hereby acknowledged, the said Southland Joint Venture does by these presents, grant, bargain, sell and convey unto

✓ Lowrey Building Supply Co., Inc.

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

Lot P2 according to the survey of Meadow Brook, 13th Sector, as recorded in Map Book 9, Page 34 in the office of the Judge of Probate of Shelby County, Alabama.

The above property is conveyed subject to existing easements, conditions, restrictions, set-back lines, right-of-ways, limitations, if any, of record.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said Grantees, its successors and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set its hand and seal by its duly authorized officer this 29th day of October, 19 84.

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

ATTEST:

1984 OCT 30 AM 10:21

EDDLEMAN DEVELOPMENT CORPORATION, PARTNER
in SOUTHLAND JOINT VENTURE

F. Thomas A. Lowrey, Jr.
JUDGE OF PROBATE

BY:

Douglas D. Eddleman
Douglas D. Eddleman, President
EDDLEMAN DEVELOPMENT CORPORATION

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Eddleman, whose name as President of Eddleman Development Corporation, a partner in Southland Joint Venture, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 29th day of October, 19 84.

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>25.00</u>
Mineral Tax		
Recording Fee		<u>2.50</u>
Ex Fee		<u>1.00</u>

James G. Williams
NOTARY PUBLIC

My Commission Expires 8-6-85