

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

Send Tax Notice to:

Total Concept, Inc.  
2512 Chuchura Drive  
Birmingham, AL 35244

20,000.00

899

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

TOTAL CONCEPT, INC., a corporation

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

Lot(s) 25,  
according to the survey of Meadow Brook,  
12th Sector, as recorded in Map Book 9, Page 27,  
in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1985 are a lien, but not due and payable until October 1, 1985.
2. Building setback lines as shown on recorded map.
3. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 58, Page 486, in the Probate Office.
4. Easement to Alabama Power Company as shown by instrument recorded in Real Volume 5, Page 155, in the Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 79, Page 287, in the Probate Office.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her, their, or its heirs, successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, 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 GRANTEE, 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 5th day of December, 1984.

STATE OF ALABAMA  
COUNTY OF SHELBY  
INSTRUMENT WAS FILED

MEADOW BROOK PARTNERSHIP, an  
Alabama General Partnership

By Kenneth B. Weygand  
Its Partner

Rec'd 2.50  
Ind 1.00  
3.20

1985 MAR 18 PM 1:23

JUDGE C. L. BAKER

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Kenneth B. Weygand, 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 5th day of December, 1984.

Kenneth B. Weygand  
NOTARY PUBLIC

My Commission Expires:

NOTE: THE ABOVE CONSIDERATION WAS PAID 1-21-85  
FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY  
HEREWITH

Cecil Bank

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