

1942

\$ 20,000

SEND TAX NOTICE TO:

✓ Meadow Brook Heights  
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\_\_\_\_\_  
\_\_\_\_\_

STATE OF ALABAMA )

SHELBY COUNTY )

WARRANTY DEED

THIS WARRANTY DEED executed and delivered on this 5th day of June, 1985 by DANIEL U.S. PROPERTIES, LTD., a Virginia limited partnership (the "Grantor"), in favor of MEADOW BROOK HEIGHTS, an Alabama general partnership (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee to the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantor, the Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto the Grantee, the following described real property situated in Shelby County, Alabama, to wit:

Lot 39, according to the survey of Meadow Brook - 7th Sector - 2nd Phase, as recorded in Map Book 9, Page 36, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to real estate ad valorem taxes for the 1985 tax year which are a lien but not due and payable until October 1, 1985, all easements, restrictions, reservations, rights of way and other matters of record.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

And the said Grantor does for itself and for its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as otherwise provided 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

271 300 670  
BOOK

IN WITNESS WHEREOF, the undersigned DANIEL U.S. PROPERTIES, LTD., has caused this Warranty Deed to be executed as of the day and year first above written.

DANIEL U.S. PROPERTIES, LTD.,  
a Virginia limited partnership

By: DANIEL REALTY INVESTMENT  
CORPORATION, a Virginia  
corporation, as General  
Partner

By: R. Caldwell England  
Its: President

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that R. Caldwell England whose name as President of DANIEL REALTY INVESTMENT CORPORATION, a Virginia corporation, as General Partner of DANIEL U.S. PROPERTIES, LTD., a Virginia limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer of DANIEL REALTY INVESTMENT CORPORATION, executed the same for such corporation in its capacity as General Partner of DANIEL U.S. PROPERTIES, LTD., with full authority, voluntarily for and as the act of said partnership on the day the same bears date.

Given under my hand and official seal, this the 5<sup>th</sup> day of June, 1985.  
I CERTIFY THIS INSTRUMENT WAS FILED

1985 JUN -6 PM 1:11

Patricia B. Campbell  
Notary Public

My Commission Expires: 6-30-86

Thomas G. Schumaker, Jr.  
JUDGE OF PROBATE

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:  
Stephen R. Monk, Esq., 1900 Daniel Building  
Birmingham, Alabama 35233