

This instrument prepared by:  
W. Howard Donovan, III  
Attorney at Law  
Suite 100  
1608 13th Avenue, South  
Birmingham, AL 35205

Send Tax Notice to:  
Deer Springs Estates, Inc.  
Rt. 2 Box 1418  
Albaster, Al. 35207

\$10,000.00

STATE OF ALABAMA )

) KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of \$10.00 and other good and valuable consideration to the undersigned grantor, SHELBY DEVELOPMENT 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

DEER SPRINGS ESTATES, INC., a corporation

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

Lot 10, according to the survey of Skyline Estates, Second Sector, as recorded in Map Book 9, Page 75, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the year 1985, which said taxes are not due or payable until October 1, 1985.
2. Any portion of subject property lying within a public road.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed 208, Page 704.
4. Restrictions appearing of record at Book 28, Page 165.
5. Fire dues to the North Shelby Fire & Emergency District.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, 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 GRANTEES, 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 17th day of June, 1985.

SHELBY DEVELOPMENT 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. Davis Jr., whose name as Partner of Shelby Development 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 17th day of June, 1985.

[Signature]  
NOTARY PUBLIC

Commission Expires: 5/14/86

BOOK 032 PAGE 642