

This instrument was prepared by:

(Name) Douglas D. Eddleman

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

Mail tax notice to:

Leo James
4929 Sussex Road
Birmingham, AL 35243

1300

GENERAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of ** THIRTY-NINE THOUSAND FIVE HUNDRED and 00/100 ***
(\$39,500.00) DOLLARS

to the undersigned grantor, Meadow Brook Heights, a general partnership, in hand paid by Grantees herein, the receipt of which is hereby acknowledged, the said Meadow Brook Heights, a general partnership, does by these presents, grant, bargain, sell and convey unto

Leo James Builders, Inc.

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

Lot 11 according to the survey of Meadow Brook, 16th Sector, 1st Phase, as recorded in Map Book 9, Page 143 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 GRANTEEES, their successors 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 GRANTEEES, their successors 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 partner this 13th day of March, 1986.

ATTEST:

Deed TAX 9.50
Reg 2.50
Jud 1.00
13.00

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

1986 APR 25 AM 9:19

JUDGE OF PROBATE

BY:

Douglas D. Eddleman
Douglas D. Eddleman
General Partner

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Eddleman, whose name as General Partner in Meadow Brook Heights, a general partnership, 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 partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this the 13th day of March, 1986.

\$30,000.00 of the purchase price recited above was paid from a mortgage loan simultaneously herewith.

First Al. Bank

NOTARY PUBLIC

My Commission
Expires 7/15/89