

This instrument was prepared by:
(Name) Douglas D. Eddleman
(Address) 510 Bank for Savings Building, Birmingham, AL 35203

7668-G

GENERAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of ** THIRTY-FIVE THOUSAND and 00/100 (\$35,000) **
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

Frank M. Troncale and wife, Leigh P. Troncale

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

\$35,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Lot 59 according to the survey of Meadow Brook, 17th Sector, as recorded in Map Book 9, Page 158 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.

Grantee acknowledges that Grantee has been informed by Grantor of sinkholes and soil conditions existing in Shelby County. Grantee agrees that Grantor shall not be liable for earthquakes, underground mines, sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface condition that may now or hereafter exist or occur or cause damage to persons, property or buildings. Grantee does forever release Grantor from any damages arising out of the condition of the soil and for conditions of the surface and subsurface of the above described property, and this release shall constitute a covenant running with the land conveyed hereby, as against Grantee, and all persons, firms and corporations holding under or through Grantee.

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 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 GRANTEES, 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 6th day of May, 19 86.

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

1986 MAY 14 AM 11:11

ATTEST:

Reed Rev 2.50
Jud 1.00
3.50

STATE OF ALABAMA

COUNTY OF SHELBY

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

BY:

Douglas D. Eddleman
Douglas D. Eddleman
General Partner

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, 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 6th day of May, 19 86.

Sand Tittle

My Commission
Expires 7/15/89

NOTARY PUBLIC