

This instrument was prepared by:
(Name) Douglas D. Eddleman 910
(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, bar-
gain, 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, under-
ground 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:

Deed Recd
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, 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 of the
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