

This instrument was prepared by

(Name) ROBERT R. SEXTON, Attorney at Law
1600 City Federal Building
(Address) Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Meadow Brook Townhomes Association, Inc.
c/o South Jefferson Company, Inc.
One Chase Corporate Dr
Suite 100
Birmingham, AL 35244 650

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 and other good and valuable considerations ^{\$500.00} DOLLARS,
to the undersigned grantor, SOUTH JEFFERSON COMPANY, INC. a corporation

(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 MEADOW BROOK TOWNHOMES
ASSOCIATION, INC.

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

See Exhibit "A" attached hereto for legal description of property herein
conveyed which is made a part hereof.

Subject to easements and restrictions of record.

BOOK 081 PAGE 358

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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 GRANTEE, his, her or their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 16th day of July, 19 86

ATTEST:

SOUTH JEFFERSON COMPANY, INC.

By

President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that JOHN P. BAKER

whose name as President of SOUTH JEFFERSON COMPANY, INC.

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 officer and with full authority, executed the same voluntarily for
and as the act of said corporation.

Given under my hand and official seal, this the 16th day of July

July

EXHIBIT "A"

Part of the NW 1/4 of Section 6, Township 19 South, Range 1 West, and part of S 1/2 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the northwest corner of Lot-1, Meadow Brook-Third Sector a map of which is recorded in the Office of the Judge of Probate Shelby County, Alabama, in map book 7, page 66, run in an easterly direction along the north line of said Lot-1 for a distance of 150.53 feet to a point on the northwest right-of-way line of Meadow Brook Road; thence turn an angle to the left and run in a northerly direction along said northwest right-of-way line of Meadow Brook Road for a distance of 640 feet, more or less, to a point of intersection with the South right-of-way line of Meadow Ridge Road; thence turn an angle to the left and run in a westerly direction along the southerly line of said Meadow Ridge Road for a distance of 191 feet, more or less, to an existing iron pin being the most northerly course of Lot-1 Meadow Brook Townhomes; thence turn an angle to the left and run in a southeasterly direction along the east line of said Lot-1 Meadow Brook Townhomes for a distance of 109.00 feet to an existing iron pin; thence turn an angle to the right of 30° 58' and run in a southerly direction along said east line of Lot-1 for a distance of 72.01 feet to an existing iron pin; thence turn an angle to the right of 59° 02' and run in a westerly direction along the south line of said Lot-1 for a distance of 23.00 feet to an existing iron pin; thence turn an angle to the left of 90° and run in a southeasterly direction for a distance of 73.00 feet to a point on the north line of Lot-17 of said Meadow Brook Townhomes; thence turn an angle to the left of 90° and run in an easterly direction for a distance of 8.67 feet to the northeast corner of said Lot-17; thence turn an angle to the right of 95°-54'-30" and run in a southeasterly direction along the east line of said Lot-17 and Lots 29, 30, and 31 of said Meadow Brook Townhomes for a distance of 234.69 feet to an existing iron pin being the most easterly corner of said Lot-31; thence turn an angle to the right of 45°-35'-30" and run in a southwesterly direction for a distance of 109.00 feet to the most southerly corner of said Lot-31; thence turn an angle to the left and run in a southeasterly direction for a distance of 138 feet, more or less, to the point of beginning.

BOOK 081 PAGE 359

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

1986 JUL 17 AM 10:37

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 1.50
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL : 6.50