

Send Tax Notice To:

CORINNE DOTY GREER

117 Meadow Croft Circle

Birmingham, Alabama 35243

THIS INSTRUMENT PREPARED BY:

Charles A. J. Beavers, Jr.

NAME: Bradley, Arant, Rose & White

813 Shades Creek Parkway, Suite 203

ADDRESS: Birmingham, Alabama 35209

Form 1-1-6

CORPORATION FORM WARRANTY DEED— ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of ONE HUNDRED THREE THOUSAND EIGHT HUNDRED FORTY AND 42/100 DOLLARS,

to the undersigned grantor, SOUTH JEFFERSON COMPANY, INC.,
in hand paid by CORINNE DOTY GREER,

a corporation,

the receipt of which is hereby acknowledged, the said SOUTH JEFFERSON COMPANY, INC.,

does by these presents, grant, bargain, sell and convey unto the said

CORINNE DOTY GREER,
the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 17, according to the survey of MEADOW BROOK TOWNHOMES, as
recorded in Map Book 10, Page 2, in the Probate Office of Shelby
County, Alabama.
Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1986.
2. Title to all minerals underlying the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 6,
Township 19 South, Range 1 West, with mining rights and
privileges belonging thereto, as conveyed in Deed Book 66,
Page 34, in the Probate Office of Shelby County, Alabama.

(CONTINUED ON REVERSE)

(\$83,000.00 of the purchase price was paid from a mortgage loan closed simultaneously
with delivery of this deed.)
TO HAVE AND TO HOLD, To the said

CORINNE DOTY GREER, her

heirs and assigns forever.

And said SOUTH JEFFERSON COMPANY, INC.,
and assigns, covenant with said

does for itself, its successors

CORINNE DOTY GREER, her

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
except as shown 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

CORINNE DOTY GREER, her

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said SOUTH JEFFERSON COMPANY, INC.,

by its

President, JOHN P. BAKER

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 17th day of July, 19 86

SOUTH JEFFERSON COMPANY, INC.

ATTEST:

By John P. Baker Its President

Secretary

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned,
said State, hereby certify that JOHN P. BAKER,
whose name as President of SOUTH JEFFERSON COMPANY, INC.,
a corporation, 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 officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

a Notary Public in and for said County, in

Given under my hand and official seal, this the 17th day of July, 19 86.

Notary Public

(CONTINUED FROM FRONT)

SUBJECT TO:

3. Title to all minerals underlying the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 1, Township 19 South, Range 2 West, with mining rights and privileges belonging thereto, as reserved in Deed Book 32, Page 48, in the Probate Office of Shelby County, Alabama.
4. Title to all minerals underlying the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West, with mining rights and privileges belonging thereto, as reserved in Deed Book 28, Page 581, in the Probate Office of Shelby County, Alabama.
5. Restrictive covenants and conditions as shown by instrument recorded in Real Record 023, Page 621, in Probate Office.
6. Transmission line permit to Alabama Power Company recorded in Real Record 075, Page 649, in Probate Office.
7. Sewer easement and connection agreement as recorded in Real Record 058, Page 365, in Probate Office.
8. Declaration of Covenants, Conditions and Restrictions as recorded in Real Record 81, Page 323, in the Probate Office of Shelby County, Alabama.
9. Instrument of Dedication for sewer to Cahaba Water Renovation Systems, Inc., as recorded in Real Record 81, Page 352, in Probate Office.
10. Declaration of Covenants, Conditions, Restrictions, and Rights, as recorded in Real Record 81, Page 355, in Probate Office.
11. Easement over the Southerly side of said lot for ingress, egress, and public utilities, as shown on recorded map.
12. 7-foot utility easement over the Northeasterly side of said lot as shown on recorded map.
13. Restrictions as shown on recorded map of said subdivision.
14. Covenants, Agreements, Restrictions, and Easements of record, as set forth in the By-Laws of the Meadow Brook Townhomes Association, Inc., as recorded in Inc. Book 30, Page 905, in said Probate Office.

BOOK 880 PAGE 180

BOOK 880 PAGE 180

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 JUL 22 AM 9:05

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>21.00</u>
2. Mtg. Tax	
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>27.00</u>

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF

Office of the Judge of Probate:

Recording Fee \$ _____
Deed Tax \$ _____

This Form Furnished By
ALABAMA TITLE CO., INC.
615 North 21st Street
Birmingham, Alabama