

This instrument was prepared by

SEND TAX NOTICE TO:
KEY-ROYAL AUTOMOTIVE COMPANY

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

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF SHELBY

That in consideration of Eighty Nine Thousand Five Hundred Fifty and No/100 (\$89,550.00) - 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 KEY-ROYAL AUTOMOTIVE COMPANY

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

Unit 10, 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 in the current year. 2) Title to all minerals underlying the NW
1/4 of NW 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. 3) Title to all
minerals underlying the SW 1/4 of SW 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. 4) Restrictive covenants and conditions as shown by instrument recorded in Real
Record 023, page 621. 5) Transmission line permit to Alabama Power Company recorded in
Real Record 075, page 649. 6) Sewer easement and connection agreement as recorded in Real
Record 058, page 365. 7) Declaration of Covenants, Conditions and Restrictions as
recorded in Real Record 081, page 323. 8) Instrument of Dedication for sewer to Cahaba
Water Renovation Systems, Inc., as recorded in Real Record 081, page 352. 9) Easements as
shown on recorded map. 10) 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 904, at page 913. 11) Declaration of Covenants, Conditions,
Restrictions, and Rights as recorded in Real Record 081, page 355.

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 30 day of December 19 86

ATTEST: STATE OF ALABAMA
I, CLERK OF THE COURT,
INSTRUMENT FILED

SOUTH JEFFERSON COMPANY, INC.

By [Signature] President

STATE OF ALABAMA
COUNTY OF JEFFERSON
I, the undersigned
hereby certify that John P. Baker
Secretary
1. Deed Tax \$ 90.00
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 93.50

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

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.

Given under my hand and official seal, this the 30th day of December, 19 86

George M. Taylor, III
Burr & Forman
3 SouthTrust Tower
Birmingham, Alabama 35203

Notary Public
MY COMMISSION EXPIRES AUGUST 14