

This instrument prepared by 118

(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)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety Five Thousand Eighty and No/100 (\$95,080.00)----- 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

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:
Unit 7, 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 encumbrances, 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 President, who is authorized to execute this conveyance, hereto set its signature and seal.

this the 30th day of December 1986

ATTEST: SOUTH JEFFERSON COMPANY, INC.
By [Signature] President

STATE OF ALABAMA
COUNTY OF JEFFERSON
I, the undersigned, John P. Baker, Secretary
hereby certify that
1. Deed Tax \$ 95.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL \$ 99.00
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.

Under my hand and official seal, this the 30th day of December 1986
RETURN TO:
George M. Taylor, III
Burr & Forman
3000 SouthTrust Tower
Birmingham, Alabama
Notary Public
MY COMMISSION EXPIRES AUGUST 14, 1988