

This instrument was prepared by

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

SEND TAX NOTICE TO:
Virginia M. McGill
12 Meadow Croft Circle
Birmingham, Alabama 35243

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

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Ninety-Six Thousand Eight Hundred and No/100 (\$96,800.00)----- 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 VIRGINIA M. MCGILL

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

Unit 12, 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) 20 foot easement over the Westerly side of said
lot, 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 905, at page 913. 11) Agreement with Alabama Power Company
for underground distribution, as recorded in Real Volume 089, Page 976. 12) Easement to
Alabama Power Company for underground cables, as recorded in Real Volume 089, page 979. 13)
Permit to Alabama Power Company recorded in Real Record 105, Page 844.
\$87,100.00 of the purchase price recited above was derived from the proceeds of a mortgage
loan closed simultaneously herewith.

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 27th day of February, 1987

ATTEST:

Deed THX 10.00
Rec 2.50
Filed 1.00
13.50

STATE OF ALA SHELBY CO.
SECRETARY
INSTRUMENT WAS FILED

SOUTH JEFFERSON COMPANY, INC.

By

[Signature]

President

STATE OF ALABAMA

1987 MAR -3 PM 12:51

COUNTY OF JEFFERSON

I, the undersigned

JUDGE OF PROBATE

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.

Given under my hand and official seal, this the 27th

day of

[Signature]

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