

This instrument was prepared by:

(Name) Douglas D. Eddleman

(Address) 510 Bank for Savings Building, Birmingham, AL 35203

Please Send Tax to:

Leo James Builders, Inc.

3037 Brookhill Drive

Birmingham, AL 35243

GENERAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY :

That in consideration of *Forty-Two Thousand Five Hundred (\$42,500.00) and 00/100 Dollars*

to the undersigned grantor, Meadow Brook Heights, a general partnership, in hand paid by Grantees herein, the receipt of which is hereby acknowledged, the said Meadow Brook Heights, a general partnership, does by these presents, grant, bargain, sell and convey unto

Leo James Builders, Inc.

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

Lot #34 according to the survey of Meadow Brook, 16th Sector, 1st Phase as recorded in Map Book 9, Page 151 in the office of the Judge of Probate of Shelby County, Alabama.

The above property is conveyed subject to existing easements, conditions, restrictions, set-back lines, right-of-ways, limitations, if any, of record.

Grantee acknowledges that Grantee has been informed by Grantor of sinkholes and soil conditions existing in Shelby County. Grantee agrees that Grantor shall not be liable for earthquakes, underground mines, sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface condition that may now or hereafter exist or occur or cause damage to persons, property or buildings. Grantee does forever release Grantor from any damages arising out of the condition of the soil and for conditions of the surface and subsurface of the above described property, and this release shall constitute a covenant running with the land conveyed hereby, as against Grantee, and all persons, firms and corporations holding under or through Grantee.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said Grantees, its successors and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their successors and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set its hand and seal by its duly authorized partner this 3rd day of February, 1988.

ATTEST:

Deed TAX 42.50
Rec 2.50
Fees 1.00
Total 46.00

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

88 FEB 15 PM 2:13

STATE OF ALABAMA

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

COUNTY OF SHELBY

BY:

Douglas D. Eddleman
General Partner

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Eddleman, whose name as General Partner in Meadow Brook Heights, a general partnership, 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 partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this the 3rd day of February, 1988.

Deane C. Collins
NOTARY PUBLIC