

Please Send Tax Notice To:
Mr. F. James Harmon, Jr.
P. O. Box 43461
Birmingham, Alabama 35243

This instrument was prepared by:
(Name) Douglas D. Eddleman 1548
(Address) 510 Bank for Savings Building, Birmingham, Alabama 35203

\$50,000 of the above recited consideration was paid from a mortgage loan closed simultaneously herewith.

GENERAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of *Sixty Thousand (\$60,000.00) 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

F. James Harmon, Jr. and wife, Elezia DeCosta Harmon

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

Lot #69 according to the survey of Meadow Brook, 18th Sector, as recorded in Map Book 10, Page 26 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.

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Mineral and mining rights excepted.

Exhibit "A" is hereto attached and made a part of this Deed.

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 by its duly authorized partner this 25th day of May, 1988.

ATTEST:

STATE OF ALABAMA
COUNTY OF SHELBY

BY: Douglas D. Eddleman
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 25th day of May, 1988.

Central Bank of the So. Denise C. Collins
NOTARY PUBLIC

EXHIBIT "A"

Grantees agree to the following conditions:

1. A house with a minimum of 3,500 square feet of heated area, excluding garage and basement.
2. The roof pitch will be between 10/12 and 12/12 in steepness.
3. The exterior material of the house will be drive-it or brick with limestone trim.
4. The front footage across the front of the house, facing the street, will be a minimum of seventy (70) feet in width.

The four items described above are in addition to the Declaration of Protective Covenants recorded in Map Book 087, Page 482 in the office of the Judge of Probate of Shelby County, Alabama.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN 20 PM 12: 22

Thomas W. ...
JUDGE OF PROBATE

1. Deed Tax	\$ 10 ⁰⁰
2. Mtg. Tax	5 ⁰⁰
3. Recording Fee	1 ⁰⁰
4. Indexing Fee	1 ⁰⁰
TOTAL	16 ⁰⁰

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