

This instrument prepared by:

Send tax notice to:

MICHAEL E. RIDDLE
Clayton & Duell, P.A.
One Independence Plaza, Suite 600
Birmingham, Alabama 35209

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of Twenty-two Thousand and no cents (\$22,000.00) Dollars, to the undersigned GRANTOR, L & J Partnership, a general partnership (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 Southern Design Homes, Inc. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in:

Lot 45 according to the survey of Little Ridge Estates as recorded in Map Book 9, page 174, A&B in the Probate Office of Shelby County, Alabama.

- A. Subject to (1) any mineral and mining rights not owned by Seller, (2) present zoning, (3) utility easements, covenants and restrictions and building lines of record, (4) ad valorem taxes for the 1989 tax year and subsequent years;
- B. R. Clark Jones and Benny M. LaRussa, Jr. constitute all of the general partners of the GRANTOR;
- C. L & J Properties and L & J Partnership are one and the same general partnership.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors 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, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its general partners, who are authorized to execute this conveyance, hereto set its signature and seal, this 16 day of December, 1988.

L & J PARTNERSHIP

By Benny M. LaRussa, Jr.
Benny M. LaRussa, Jr.
Its General Partner

By Benny M. LaRussa, Jr.
Benny M. LaRussa, Jr.
As Attorney-in-Fact for
R. Clark Jones

William Hallbrook

STATE OF ALABAMA)

COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Benny M. LaRussa, Jr. whose name as General Partner of L & J 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 said conveyance, he, in his capacity as General Partner as aforesaid, executed the same voluntarily for and as the act of said partnership.

Given under my hand this the 16 day of December, 19 88.

Michael E. Riddle
Notary Public

STATE OF ALABAMA)

COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Benny M. LaRussa, Jr. whose name as Attorney-in-Fact for R. Clark Jones as General Partner of L & J 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 said conveyance, he, in his capacity as such Attorney-in-Fact for R. Clark Jones as General Partner as aforesaid, executed the same voluntarily for and as the act of said partnership.

Given under my hand this the 16 day of December, 19 88.

Michael E. Riddle
Notary Public

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

89 APR 28 AM 11:25

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>22.00</u>
2. Mtg Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>2.00</u>
TOTAL	<u>29.00</u>