

SEND TAX BILL TO:

(Name) University Investments
Post Office Box 530966
(Address) Birmingham, Alabama 35253

21/9

This instrument was prepared by
(Name) Eric L. Carlton, Attorney at Law
(Address) 420 North 20th Street, Suite 3000, Birmingham, Alabama 35203

Form 1-1-87 Rev. 1-88
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$ 43,565.12 , plus assumption of the Mortgage described below, which has an outstanding principal balance of \$34,434.88.

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, LOUIS A. DOW and wife, MARLEY P. DOW

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto UNIVERSITY INVESTMENTS, an Alabama general partnership

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

A part of the S 1/2 of SW 1/4 of NE 1/4, Section 21, Township 22 South, Range 3 West, described as follows: Commence at the SW corner of said 1/4 1/4 Section and run Northward along West line of same 449.5 feet to Northwest corner of Property sold to W. E. Lovelady, Jr. as described in Deed Book 236 Page 421 in Probate Office of Shelby County, Alabama, for point of beginning; thence run Easterly along North line of Lovelady property, 548.15 feet to West line of property sold to W. E. Lovelady, Jr. as described in Deed Book 186 Page 324 in said Probate Office; thence Northeasterly direction along West line of Lovelady property to the North line of S 1/2 of SW 1/4 of NE 1/4 of Section 21, at a point 725 feet West of the Northeast corner of said 20-acre tract; thence West along North line of said 20-acre tract to the East right-of-way line of Montevallo-Siluria Highway; thence in a Southerly direction along East right-of-way line of said Highway to point of beginning; being situated in Shelby County, Alabama.

BOOK 307 PAGE 391

THIS CONVEYANCE IS SUBJECT TO that certain Mortgage, dated December 1, 1987, from Grantors to Herman B. Vest and wife, Willie P. Vest, as recorded in Book 162, page 545, in the Probate Office of Shelby County, Alabama. By acceptance hereof, Grantees assume and agree to pay and perform the obligations of Grantors under said Mortgage, and the indebtedness thereby secured, arising after the date hereof.

its successors

TO HAVE AND TO HOLD to the said grantees, ~~his, her or their heirs~~ and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, ~~their heirs~~ and assigns forever. against the lawful claims of all persons. its successors

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 28 day of August, 19 90

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
90 AUG 29 AM 8:22
JUDGE OF PROBATE

Louis A. Dow (Seal)
Marley P. Dow (Seal)

1. Paid Tax \$ 14.00
2. ...
3. ...
4. ...
5. ...
6. Certified Fee \$ 1.00
Total \$ 50.50

STATE OF ALABAMA }
JEFFERSON COUNTY }
I, Eric Lowell Carlton, a Notary Public in and for said County, in said State, hereby certify that LOUIS A. DOW and wife, MARLEY P. DOW whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of August A. D., 19 90

Eric Lowell Carlton
Notary Public.