

STATE OF ALABAMA

COUNTY OF SHELBY

145

\$ 65,000.00

THIS INDENTURE made and entered into on this 13th day of February, 1991, by and between EAGLE POINT ASSOCIATES, An Alabama General Partnership, composed of the following sole General Partners, Arlington Properties, Inc., a corporation, Partner, and Eagle Point Associates, Inc., a corporation, Partner, as party of the first part, and DAVID FOWLER, INC., a corporation, as party of the second part.

WITNESSETH: That for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid to the party of the first part by the party of the second part, and other good and valuable considerations, receipt and sufficiency of which is hereby acknowledge, the party of the first part has this day given, granted, bargained, sold and conveyed and does by these presents hereby give, grant, bargain, sell and convey unto the party of the second part, its successors and assigns, together with every contingent remainder and right of reversion, the following described real estate located in the County of Shelby, State of Alabama, to-wit:

Lot 7, according to the plat of EAGLE POINT, FIRST SECTOR, PHASE I, as shown of record in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 14 , Page 114 .

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging, unto the said party of the second part, its successors and assigns, forever.

AND, the party of the first part, for itself, its successors and assigns, does hereby covenant with and warrant unto the party of the second part, its successors and assigns, that it is lawfully seized in fee simple of the herein conveyed real estate, that it has a good and lawful right to sell and convey the same as aforesaid, and that the same is free and clear from all encumbrances excepting ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and that it will forever warrant and defend title to same unto the party of the second part, its successors and assigns, from and against the lawful claims of all persons whomsoever, except as to said taxes, easements and restrictions.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal on this the day and year first above written.

EAGLE POINT ASSOCIATES, INC.,
General Partner

By: [Signature] (SEAL)

Its: President

ARLINGTON PROPERTIES, INC., General
Partner

By: [Signature] (SEAL)

Its: President

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John A. Manna Jr., whose name as President of Eagle Point Associates, Inc., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of said conveyance, he as such officer, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

GIVEN under my hand and seal this 13th day of February, 1991.

Pauline Buck

Notary Public

My Commission Expires: 2/13/94

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Frank A. Nix, whose name as President of Arlington Properties, Inc., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of said conveyance, he as such officer, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

GIVEN under my hand and seal this 13th day of February, 1991.

Pauline Buck

Notary Public

My Commission Expires: 2/13/94

THIS INSTRUMENT WAS PREPARED BY:
Charles G. Robinson
229 East Side Square
Huntsville, AL 35801

All of the above consideration was paid from a mortgage recorded simultaneously herewith.

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

91 FEB 14 PM 3:40

Thomas G. Robinson, Jr.
JUDGE OF PROBATE

1. Deed Tax	-----	\$	-----
2. Mtg. Tax	-----	\$	-----
3. Recording Fee	-----	\$	5.00
4. Indexing Fee	-----	\$	3.00
5. Notary Fee	-----	\$	1.00
6. Certified Fee	-----	\$	1.00
Total	-----	\$	10.00