

This instrument Prepared by:

Lisa G. Pennington1031 South 21st StreetBirmingham, Alabama 35205

Send Tax Notice To:

John B. Kelley3201 Chickasaw LaneBirmingham, Alabama 35242

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty-Seven Thousand Five Hundred and 00/100 Dollars, to the undersigned grantor, Forest Meadows, Ltd., an Alabama Limited Partnership the receipt of which is hereby acknowledged, the said Forest Meadows Ltd, an Alabama Limited Partnership, does by the presents, grant, bargain, sell and convey unto John B. Kelley - the following described real estate, situated in Shelby County, Alabama, to wit:

Lot(s) 47, according to the survey of Forest Meadows, Second Sector, as recorded in Map Book 20 at page 16 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: (1) Current Taxes; (2) Subject to Declaration of Easements and Protective Covenants dated June 27, 1995, recorded in Instrument 1995-16863 (3) Easement for public utilities, sanitary sewers, and storm ditches, and Building Line as shown by recorded map.

TO HAVE AND TO HOLD, to the said John B. Kelley

Successors and assigns forever.

And said Forest Meadows, Ltd. an Alabama Limited Partnership, does for itself, its successors and assigns, covenant with said John B. Kelley

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 John B. Kelley, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Forest Meadows, Ltd. an Alabama Limited Partnership, by its General Partner John B. Davis Jr. who is authorized to execute this conveyance, has hereto set his signature and seal this the 15 day of August 19 95.

FOREST MEADOWS LTD., AN ALABAMA LIMITED PARTNERSHIP

John B. Davis, Jr.
its General Partner

Inst # 1995-22697

08/18/1995-22697
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 58.50


Cambridge

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that John B. Davis Jr., whose name as General Partner of Forest Meadows Ltd., an Alabama Limited 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, in his capacity as such General Partner, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 15 day of August, 1995.


Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES OCTOBER 22, 1996

(NOTARIAL SEAL)

Inst # 1995-22697

08/18/1995-22697
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 58.50