

STATE OF ALABAMA
SHELBY COUNTY

) STATUTORY WARRANTY DEED
)

KNOW ALL MEN BY THESE PRESENTS that in consideration of **FORTY SEVEN THOUSAND FIVE HUNDRED & NO/100 Dollars (\$47,500.00)** to the undersigned grantor, in hand paid by the grantees herein, and other good and valuable consideration, the receipt whereof is acknowledged, **Forest Meadows, Ltd., an Alabama limited partnership** (herein referred to as "Grantor"), grants, bargains, sells and conveys unto **W. David Brown and Beverley C. Brown** (herein collectively referred to as "Grantees"), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama to wit:

Lot 59, according to the Survey of Forest Meadows, 2nd Sector, as recorded in Map Book 20, Page 16, in the Probate Office of Shelby County, Alabama.

SUBJECT TO AND EXCEPT FOR:

1. 1995 Ad Valorem Taxes.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.
3. 35 foot building line as shown by recorded Map.
4. Restrictions as shown by recorded Map.
5. Mineral and mining rights and rights incident thereto recorded in Volume 202, Page 211 in the Probate Office of Shelby County, Alabama.
6. Restrictions or Covenants recorded in Instrument 1995-16863, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

James Vann

08/18/1995-22831
03:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 16.00

Inst # 1995-22831

IN WITNESS WHEREOF, the said Forest Meadows, Ltd., by its managing general partner, John B. Davis, Jr., who is authorized to execute this conveyance has hereto set his signature and seal, this the 17th day of August, 1995.

FOREST MEADOWS, LTD.

By: John B. Davis, Jr.
Its: Managing General Partner

STATE OF ALABAMA
JEFFERSON COUNTY

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)

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

Given under my hand this 17th day of August, 1995.

Catherine M. Miles

Notary Public

My Commission Expires: 11/2/98

THIS INSTRUMENT PREPARED BY:

James E. Vann, Esquire
Donovan, Vann & Richey
One Independence Plaza
Suite 510
Birmingham, AL 35209
(205) 879-6660

SEND TAX NOTICE TO:

Mr. and Mrs. David W. Brown
1101 Meadow Drive
Birmingham, AL 35242

RE-1950

Inst # 1995-22831

08/18/1995-22831
03:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.00