

This instrument was prepared by:

Send Tax Notice to:

Mark E. Hoffman, Esquire
1300 20th Street South, Suite 302
Birmingham, AL 35205

Double Oak Construction Co., Inc.
2024 Woodsorrell Drive
Birmingham, AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY)

That in consideration of THIRTY-SIX THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$36,900.00) to the undersigned GRANTOR, PW DEVELOPMENT PARTNERS, L.L.C., an Alabama Limited Liability Company, (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 DOUBLE OAK CONSTRUCTION CO., INC. (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 6:

Begin at the Northeast Corner of Lot 21 according to the survey of Meadow Brook Cluster Homes 1st Sector as recorded in Mapbook 13, Page 20, In the Office of the Judge of Probate Shelby County, Alabama; thence run South 38-27'11" East a distance of 232.00 feet; thence run North 59-30'49" East a distance of 274.68 feet; thence run North 30-29'11" West a distance of 209.19 feet to the point of beginning; thence run North 30-29'11" West a distance of 38.44 feet; thence run North 56-51'27" West a distance of 50.70 feet; thence run South 31-33'56" West a distance of 79.48 feet to a point situated on a curve to the right having a central angle of 35-10'48" a radius of 60.00 feet, a chord bearing of South 40-50'40" East; thence run along the arc a distance of 36.84 feet; thence run North 66-44'44" East a distance of 86.90 feet to the point of beginning, containing 5230 square feet more or less.

Inst # 1997-08891

03/24/1997-08891

10:29 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 SNA 12.00

Subject to:

1. Taxes, easements, restrictions and encumbrances of record.
2. Such Restrictive Covenants for Meadow Brook Cluster Homes as may be recorded by Grantor subsequent to the date hereof,

Grantee hereby agreeing to execute such Restrictive Covenants upon request of Grantor.

The entire purchase price was paid by execution of a mortgage simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Manager, who is authorized to execute this conveyance, hereto set its signature and seal, this the 17th day of March, 1997.

PW DEVELOPMENT PARTNERS, L.L.C.

By: Michael D. Green

Inst ~~1597-08891~~ Its Authorized Member

STATE OF ALABAMA)

Jefferson COUNTY)

03/24/1997-08891
10:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael D. Green whose name as Authorized Member of PW Development Partners, L.L.C., an Alabama Limited Liability Company, 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, Michael D. Green as such Authorized Member and with such authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal this 17 day of March, 1997.

Meredith C. Payne
Notary Public

My Commission Expires: 2/19/99

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