

This instrument Prepared by:

Lisa G. Pennington

1031 South 21st Street

Birmingham, Alabama 35205

Send Tax Notice To:

Ralph D. & Marie M. Prater

2642 Oneal Circle

Birmingham, Alabama 35226

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Forty-Five Thousand Nine 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 Ralph D. & Marie M. Prater, jointly with right of survivorship - the following described real estate, situated in Shelby County, Alabama, to wit:

Lot(s) 45, 51, & 58, 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 Ralph D. & Marie M. Prater, jointly with right of survivorship Successors and assigns forever. its

And said Forest Meadows, Ltd. an Alabama Limited Partnership, does for itself, its successors and assigns, covenant with said Ralph D. & Marie M. Prater, jointly with right of survivorship

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 Ralph D. & Marie M. Prater, jointly with right of survivorship, 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 29th day of June 19 95.

FOREST MEADOWS LTD., AN ALABAMA LIMITED PARTNERSHIP

  
by John B. Davis, Jr.  
its General Partner

Inst # 1997-31345

09/29/1997-31345  
12:43 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCB 157.00

Inst # 1997-31345

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.

Inst # 1997-31345

Given under my hand and seal this the 29th day of June, 1995.

  
Notary Public

My Commission Expires: \_\_\_\_\_

MY COMMISSION EXPIRES OCTOBER 21, 1996

(NOTARIAL SEAL)

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