

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Forty Nine Thousand Seven Hundred Fifty and no/one-hundredths dollars, and other good and valuable consideration to the undersigned Grantor, F P No. 5, Ltd. an Alabama limited partnership (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 John T. Douglas (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, Block "D" according to the amended map of Fox Haven 1st Sector, as recorded in Map Book 7 at page 86 in the Probate Office of Shelby County, Alabama.

This conveyance and the warranties herein contained are made subject to building setback line depicted upon the recorded plat of said subdivision; easement to Southern Natural Gas which is recorded in Deed Book 213, pages 141, 137, 136, 139, 143, and 688; and restrictive covenants recorded in Misc. Book 24, page 87, all recorded in the Probate Office of Shelby County, Alabama.

As part of the consideration for this conveyance, Grantee does hereby assume and promises to pay the indebtedness secured by that certain mortgage, dated March 1, 1983, executed by Grantor herein to Morris Mortgage Corp., which is recorded in Book 428, page 20, in the Shelby County Probate Office, and which mortgage has a principal balance of \$40,440.88. Grantee agrees to pay the aforesaid indebtedness according to the terms, conditions, and tenor of said mortgage and the promissory note thereby secured.

This is the same property acquired by Grantor from Federal Homes Builders, Inc., by that certain deed recorded in Book 341, page 696, in the Shelby County Probate Office.

TO HAVE AND TO HOLD, Unto the said Grantee, his or her heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his or her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances except those enumerated above, that said corporation 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 Grantee, his or her heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Federal Properties, Inc., as sole general partner of F P No. 5, Ltd., has caused this conveyance to be executed for it and in its name by its President, and has caused its seal to be hereunto affixed by its Secretary on this 30th day of August, 1983.

ATTEST:

F P NO. 5, LTD.

By: FEDERAL PROPERTIES, INC.

Neil S. Glass
Its Secretary

[Signature]
Its President

STATE OF ALABAMA

COUNTY OF LEE

I, Ira Weissinger, Jr., a Notary Public for the State of Alabama at Large, hereby certify that David J. Davis, whose name as President of Federal Properties, Inc., a corporation, 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

Ira Weissinger, Jr.
318 N. College St. Tallahassee AL 32301

conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30th day of August, 1983.

My Commission expires: 2-1-85.

Ira Weissinger, Jr.
Notary Public, State At Large

This instrument was prepared by Ira Weissinger, Jr., 318 North College Street, Auburn, Al. 36830.

TAX STATEMENT TO: GUARANTY FEDERAL SAVINGS & LOAN ASSN., P.O. Box 128
BIRMINGHAM, AL. 35201

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

1983 SEP 19 AM 10:49
412-20
Jury #36-631
Thomas A. Brumley, Jr.
JUDGE OF PROBATE

Rec 3.00
Ind 1.00
4.00

BOOK 350 PAGE 26