

This instrument was prepared by

(Name) Douglas Rogers(Address) 1920 Mayfair Drive, Birmingham, AL
35209

Jefferson Land Title Services Co., Inc.

315 21ST NORTH • P. O. BOX 10481 • PHONE 17061-338-8039

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

Corporation Form Warranty Deed

1254

STATE OF ALABAMA

COUNTY OF SHELBY

Grantees' address: 1232 Winterhaven Dr.
Alabaster, AL 35007
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-four Thousand Five Hundred and no/100-----DOLLARS.

to the undersigned grantor, Federal Home Builders, Inc.

a corporation

(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 Michael Ray McDaniel and Barbara Delores McDaniel & unto ALB, Ltd. an undivided 45% ownership interest (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Shelby County, Alabama

Lot 31, Block 2, according to the Map and Survey of Bermuda Hills, Second Sector, First Addition, as recorded in Map Book 7, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to restrictions, easements, rights-of-way and building lines of record.

Subject to taxes for 1985.

Sixty-four Thousand Ninety-six and no/100 Dollars (\$64,096.00) of the purchase price hereof was applied from a mortgage loan closed simultaneously herewith.

I CERTIFY THIS
INSTRUMENT WAS FILED

1984 NOV 28 AM 10:30

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed Tax .50

Rec. 2.50

Int. 2.00

5.00

BOOK 010 PAGE 08

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal.

President, who is

this the 21 day of November 19 84

ATTEST:

FEDERAL HOME BUILDERS, INC.

Secretary

By

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that

whose name as President of Federal Home Builders, 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 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 the 21 day of November 1984