

This instrument prepared by
(Name) DOUGLAS ROGERS
ATTORNEY AT LAW
(Address) 1920 MAYFAIR DRIVE
BIRMINGHAM, AL 35209



Jefferson Land Title Services Co., Inc.
218 21ST NORTH • P. O. BOX 10481 • PHONE (205) 378-8878
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

Corporation Form Warranty Deed

Grantee Address: 1027 Mangrove Drive
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Nine Thousand Nine Hundred Fifty and no/100---- DOLLARS,
to the undersigned grantor, Pathway Homes 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 James Richard Ward & Debra
Ann Ward, an undivided 55% ownership interest and unto ALB, Ltd., an undivided
45% ownership interest in
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Shelby County, Alabama

Lot 6, Block 6, according to the Survey of Bermuda Hills, Second Sector,
Third Addition, as recorded in Map Book 9, Page 46, 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.

\$59,633.00 of the purchase price hereof was paid from a mortgage loan
closed simultaneously herewith.

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

1985 MAY 15 AM 8:37

Thomas W. Swearingen
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>50</u>
Mineral Tax		_____
Recording Fee		<u>2.50</u>
Index Fee		<u>2.00</u>
TOTAL		<u>5.00</u>

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 encum-
brances, 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 30 day of April, 1985

ATTEST:

PATHWAY HOMES, 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 David J. Davis

whose name as President of Pathway Homes, 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 30 day of April