

This instrument was prepared by

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

1053



Grantee Address:
2117 Shadybrook Lane
Birmingham, AL 35226

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand Two Hundred Fifty and no/100 Dollars
and assumption of the below mentioned mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, ALB, Ltd., an Alabama limited partnership By: Federal Properties, Inc., its sole
general partner

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Tony B. Cooper and Gail P. Cooper

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

an undivided 45% ownership interest in

Lot 25, in Block 5, according to the Survey of Bermuda Hills, Second
Sector, Third Addition, as recorded in Map Book 9, Page 46, in the Probate
Office of Shelby County, Alabama.

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

Subject to taxes for 1985.

Subject to that certain mortgage from James W. Richey, wife
Marcia K. Richey and ALB, Ltd., an Alabama limited partnership to
Guaranty Federal Savings and Loan Association, dated June 21,
1985 and recorded in Book 033, Page 678, in the Probate Office of
Shelby County, Alabama which Grantee herein assumes and agrees to
pay according to its terms.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his,
her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all en-
cumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we)
will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their
heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th
day of August, 19 85.

ALB, Ltd., an Alabama limited partnership
By: Federal Properties, Inc., its sole
general partner

Its President

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF

COUNTY

General Acknowledgment

a Notary Public in and for said County.

I,
in said State, hereby certify that

whose name(s) signed to the foregoing conveyance, and who
that, being informed of the contents of the conveyance,

known to me, acknowledged before me on this day,
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of

A.D. 19

Notary Public

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, 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, as sole general partner of ALB, Ltd., 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 said conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as sole general partner as aforesaid.

Given under my hand this 9th day of August, 1985.

J. Douglas Rogers
Notary Public, State at Large
My commission expires 9/7/87

STATE OF ALA. DEED BY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 AUG 20 AM 8:30

Thomas W. Henderson, Jr.
JUDGE OF THE COURT

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>1.50</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>7.50</u>

Return to: DOUGLAS ROGERS
ATTORNEY AT LAW
1920 MAYFAIR DRIVE
BIRMINGHAM, AL 35208

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WARRANTY DEED

STATE OF ALABAMA
COUNTY OF

Recording Fee \$
Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.
218 21ST NORTH & P.O. BOX 19481 • PHONE (205) 228-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company