

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

DOUGLAS ROGER

Grantee

NAME: ATTORNEY AT LAW

241 Doyle Drive

1920 MAYFAIR DRIVE

Montevallo, AL 35115

ADDRESS: BIRMINGHAM, AL 35202

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

500.00

Dollars

That in consideration of One and no/100 and other good and valuable consideration 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 Joy Ann Smitherman and Roslyn K. Smitherman

(herein referred to as grantee, whether one or more), the following described real estate, situated in undivided 45% interest in: Shelby County, Alabama, to-wit:

Lot 13 according to the Survey of Sunnydale Estates, 1st and 2nd Sectors, as recorded in Map Book 7, Page 75, 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 1986.

BOOK 076 PAGE 110

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 the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 10th day of February, 1986.

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

Its President

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

A. D., 19

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 10th day of February, 1986.

J. Douglas Foy
Notary Public, State at Large
My commission expires 12/31/89

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

1986 JUN 12 AM 9:35

Thomas A. Swann, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 1.50
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.50

BOOK 076 PAGE 111

RETURN TO

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,
County.

Judge of Probate

THIS FORM IS FURNISHED BY
ALABAMA TITLE CO., INC.
615 NORTH 21ST STREET
BIRMINGHAM, ALABAMA