

THE STATE OF ALABAMA)
COUNTY OF SHELBY)
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and no/one-hundredths dollars (\$10.00), and other good and valuable consideration to the undersigned Federal Home Builders, Inc., an Alabama corporation (herein referred to as Grantor), in hand paid by F P NO. 13, LTD., an Alabama limited partnership (herein referred to as Grantee), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell, and convey unto said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, as shown by map or plat of Sunnydale Estates, Third Sector, dated June 30, 1978, and recorded in Map Book 7, at Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance and the warranties herein contained are made subject to any and all restrictions, easements, covenants and rights-of-way recorded in said County which affect title to the above described property.

TO HAVE AND TO HOLD, Unto the said Grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed for it and in its name by its corporate officers on this the 13th day of December, 1982.

ATTEST: FEDERAL HOME BUILDERS, INC.

[Signature]
Its Secretary

By: [Signature]
Its Chairman of the Board of Directors

STATE OF ALABAMA
COUNTY OF LEE
NOTARY PUBLIC
Ira Weissinger, Jr.

I, Ira Weissinger, Jr., a Notary Public in and for said County, in said State, hereby certify that Charles H. Weissinger, whose name as Chairman of the Board of Directors 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 13th day of December, 1982.

NOTARY
PUBLIC
My Commission expires: 2-1-85.
ALABAMA STATE AT LARGE

Ira Weissinger, Jr.
Notary Public, State At Large

1983 JAN -6 AM 8:37
Deed tax - 950
Rec. 150
Encl. 100
1200
JUDGE OF PROBATE

Send Tax Notice to: F P NO. 13, LTD., 3808 Pepperell Parkway, Opelika, AL 36801.
This instrument was prepared by Ira Weissinger, Jr., 318 North College Street, Auburn, Al. 36830.