

STATE OF ALABAMA

526
WARRANTY DEED

COUNTY OF SHELBY

FOR AND IN CONSIDERATION of the sum of Fifty Two Thousand Three Hundred and no/one-hundredths dollars (\$52,300.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Federal Home Builders, Inc., an Alabama corporation (herein referred to as Grantor), does hereby bargain, sell, transfer, and convey an undivided fifty five percent (55%) interest unto Charles M. McGuier and wife, Wanda K. McGuier, and an undivided forty five percent (45%) interest unto ALB, Ltd., an Alabama limited partnership (the said parties herein jointly referred to as Grantees), their heirs and assigns, in and to that certain real estate in Shelby County, Alabama, as follows:

Lot 2, according to plat of survey of Shannon Glen, as recorded in Map Book 7, page 94, in the Office of the Judge of Probate, Shelby County, Alabama.

77
PAGE This conveyance is made subject to the easements and building setback line depicted upon the recorded plat of said subdivision and to Restrictive Covenants recorded in Misc. Book 27, page 996, in said Probate Office.

349
BOOK This is part of the property which was acquired by Grantor from Land Planning, Inc., by that certain deed which is recorded in Book 345, page 567, in the aforesaid Probate Office.

\$50,150.00 of the purchase price recited above was paid from a mortgage loan closed contemporaneously herewith.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever; and Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for 1983 taxes and the above noted exceptions. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, David J. Davis, President of Federal Home Builders, Inc., has executed this deed for and in behalf of the said corporation and Nell S. Glass, as Secretary, has affixed the seal for said corporation, on this 9th day of August, 1983.

ATTEST:

STATE OF ALA. SHELBY CO.
I HEREBY THIS
WAS FILED

FEDERAL HOME BUILDERS, INC.

Nell S. Glass
Its Secretary

By: W. P. J.
Its President

STATE OF ALABAMA

LEE COUNTY

Before me, Ira Weissinger, Jr., a Notary Public for the State of Alabama at Large, personally appeared David J. Davis, and Nell S. Glass, whose names are signed to the foregoing conveyance as President and Secretary of Federal Home Builders, Inc., and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officers and with full authority, executed the same for and as the act of said corporation.

Witness my hand and seal on this 9th day of August, 1983.

Ira Weissinger, Jr.
Notary Public, State at Large
My Commission Expires: 2-1-85

Tax Notice to: Guaranty Federal Savings & Loan Assn., Birmingham, Al.

This instrument prepared by Ira Weissinger, Jr., Attorney at Law, 318 N. College St., Auburn, AL 36830.

GRANTEE'S ADDRESS:
5136 SHAM ROCK DR.
HELENA, AL 35080