

FOR AND IN CONSIDERATION of the sum of Forty Nine Thousand Two Hundred Fifty and no/one-hundredths dollars (\$49,250.00) 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 Joy Ann Smitherman and daughter, Roslyn K. Smitherman, 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 13, as shown by a map or plat of Sunnydale Estates, First and Second Sectors, dated June 21, 1978, and recorded in Map Book 7, at Page 75, in the Office of the Judge of Probate, Shelby County, Alabama.

This conveyance is made subject to the easements and building setback line depicted upon the recorded plat of said subdivision.

This is part of the real property acquired by Grantor herein from Merchants and Planters Bank, by that certain deed recorded in Book 339, page 943, in the aforesaid Probate Office.

\$47,250.00 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 29th day of September, 1983.

ATTEST:

FEDERAL HOME BUILDERS, INC.

*Nell S. Glass*  
Its Secretary

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED BY:

*David J. Davis*  
Its President

STATE OF ALABAMA

LEE COUNTY

1983 OCT -3 AM 11:05

*Ira Weissinger, Jr.*  
JUDGE OF PROBATE

PAID TAX 2.00  
Rec 1.50  
Fund 1.00  
4.50

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., a corporation, 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 29th day of September, 1983.

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

Tax Notice to: ~~Joy Ann Smitherman, 241 Doyle Drive, Montevallo, AL 35115.~~

Guaranty Federal Savings and Loan Association, PO Box 128, Birmingham, AL 35201

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