

STATE OF ALABAMA

1622

WARRANTY DEED

COUNTY OF SHELBY

FOR AND IN CONSIDERATION of the sum of Ten and no/one-hundredths dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Julie Lynn Gunn, a feme sole, and Ginger L. Hughes, a feme sole (herein jointly referred to as Grantors), do hereby bargain, sell, transfer, and convey unto ALB, Ltd., an Alabama limited partnership (herein referred to as Grantee), its successors and assigns, their undivided fifty five percent (55%) interest in and to that certain real estate in Shelby County, Alabama, as follows:

Lot 22, Block 3, according to the map of Meadowgreen Subdivision, as recorded in Map Book 6, page 59, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the easements and building setback line depicted upon the recorded plat of said subdivision, restrictive covenants recorded in Misc. Book 12, page 766, Deed Book 294, page 709, and Misc. Book 14, page 819, and various utility easements, all of record in the Probate Office of Shelby County, Alabama.

The interest conveyed is the same which was acquired by the Grantors from Federal Home Builders, Inc., by that certain deed which is recorded in Book 346, page 325, in the aforesaid Probate Office.

As part of the purchase price, Grantor does assume and agree to pay, according to its terms, conditions, and tenor, that certain mortgage to Guaranty Savings & Loan Association, in the original principal amount of \$44,750.00, which is recorded in Book 429, page 601, in the Shelby County Probate Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever; and Grantors covenant that they are lawfully seized and possessed of a fifty five percent (55%) fee simple ownership interest in said real estate; have a good right to convey it, and that the same is unencumbered, except for 1983 taxes and the above noted exceptions. Grantors further covenant and bind themselves, their heirs, executors, and administrators, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Julie Lynn Gunn and Ginger L. Hughes have hereunto set their hands and seal on this 27th day of October, 1983.

STATE OF ALABAMA

JEFFERSON COUNTY

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
SUM. 429-601
1983 NOV -2 PM 1:07

Thomas A. Shumaker
JUDGE OF PROBATE

Deed TAX. 50
Rec 1.50
Ind 1.00
3.00

I, Ira Weissinger, Jr., a Notary Public for the State of Alabama at Large, hereby certify that Ginger Lynn Gunn and Julie L. Hughes, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 27th day of October, 1983.

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

Tax Notice to: Pioneer Mortgage Company, Inc., c/o Morris Mortgage Corp., 1000 Circle 75 Parkway, Suite 355, Atlanta, Ga. 30339.

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

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