

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Eighty One Thousand and Fifty and no/one-hundredths dollars (\$281,050.00), to the undersigned F P NO. 13, LTD., an Alabama limited partnership (herein referred to as Grantor), in hand paid by FHB NO. 1, 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:

Lots Number 10, 14, 16, 17, 19, 20, and 24, as shown by 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 Probate Office 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.

This conveyance is made, without recourse, subject to those certain mortgages, dated January 5, 1983, executed by Grantor herein to Guaranty Federal Savings and Loan Association, which are recorded in Book 426, pages 237, 166, 169, 172, 175, 178, and 181, in the Probate Office of Shelby County, Alabama, each of which mortgages secures a loan having a principal balance of approximately \$40,150.00 each.

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 except those noted above; that said partnership 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 General Partner on this the 30th day of June, 1983.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS F P NO. 13, LTD.
INSTRUMENT WAS FILED By: Federal Properties, Inc.
Its Corporate General Partner

1984 FEB 21 PM 4:01

[Signature] Its Secretary
[Signature] JUDGE OF PROBATE
[Signature] Its President

STATE OF GEORGIA

COUNTY OF FULTON

Rec 1.50
Ind 1.00
2.50

I, *[Signature]*, a Notary Public in and for said County, in said State, hereby certify that David J. Davis, whose name as President of Federal Properties, 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 30th day of June, 1983.

My Commission expires:

[Signature]
Notary Public,

Send Tax Notice to: FHB NO. 1, LTD., 3808 Pepperell Parkway, Opelika, AL 36801.
This instrument was prepared by Ira Weissinger, Jr., 318 North College Street, Auburn, AL 36830.

*Suite 114 Hooder Plaza 500 Lenthland Dr.
Birmingham, AL 35226*