

STATE OF ALABAMA

WARRANTY DEED

COUNTY OF SHELBY

FOR AND IN CONSIDERATION of the sum of Forty Nine Thousand Seven Hundred Fifty and no/one-hundredths dollars (\$49,750.00) 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 David Wendell Scott and wife, Dinah J. Scott, 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 12, Block 2, 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.

This is part of the real property acquired by Grantor herein from Regency Homebuilders, and Eddleman Properties, Inc., by those certain deeds recorded in Book 338, at pages 770 and 769, in the aforesaid Probate Office.

\$46,450.00 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 1984 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 23rd day of February, 1984.

ATTEST:

STATE OF ALA. SHELBY CO. FEDERAL HOME BUILDERS, INC.

I CERTIFY THIS

INSTRUMENT WAS FILED

See only 444-11
1984 FEB 28 AM 8:37By: Nell S. Glass

Its Secretary

Its President

STATE OF ALABAMA

LEE COUNTY

Thomas A. Lawrence
JUDGE OF PROBATEDeed tax 350
Rec. 750
Ad. 100
600

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 23rd day of February, 1984.

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

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

Grantees Address: 116 Meadow Green Drive, Montevallo, Al. 35115.

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