

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty Five Thousand Five Hundred and no/one-hundredths dollars (\$55,500.00) 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 Wallace D. Franklin and wife, Kimberly Ann Franklin, 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 1, according to the 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.

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.

This is part of the real property acquired by Grantor herein from Land Planning, Inc., by that certain deed recorded in Book 348, page 542, in the aforesaid Probate Office.

\$53,150.00 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 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 entry 444-20

1984 FEB 28 AM 8:45

By:

Its President

Its Secretary

STATE OF ALABAMA

LEE COUNTY

JUDGE OF PROBATE

Deed Tax - 2.50
Rec. 1.50
Ad. 1.00
5.00

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: 5134 Shamrock Drive, Helena, AL 35080.

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