

STATE OF ALABAMA

418

WARRANTY DEED

COUNTY OF SHELBY

FOR AND IN CONSIDERATION of the sum of Ten and no/one 100ths dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Alicia T. Caratachea, a feme sole, (herein referred to as Grantor), does hereby bargain, sell, transfer, and convey unto ALB. Ltd., an Alabama limited partnership, (herein referred to as Grantee), its successors and assigns, her undivided fifty five percent (55%) interest in and to that certain real estate in Shelby County, Alabama, as follows:

Lot 19, according to 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.

The interest conveyed is the same as that acquired by the Grantor from Federal Home Builders, Inc., by that certain deed which is recorded in Book 349, page 76, in the aforesaid Probate Office.

As part of the purchase price, Grantee does assume and agree to pay, according to its terms, conditions, and tenor, that certain mortgage to Guaranty Federal Savings and Loan Association, in the original principal amount of \$50,150.00, which is recorded in Book 434, page 949, 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 Grantees, its successors and assigns forever; and Grantor covenants that she is lawfully seized and possessed of a fifty five percent (55%) fee simple ownership interest in said real estate; 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 herself, her heirs executots, and administrators, to warrant and forever defend the title to said real estate to said Grantees, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Alicia T. Caratachea, has hereunto set her hand and seal on this 10th day of February 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

(Alicia T. Caratachea)

STATE OF CALIFORNIA

1984 MAR -8 AM 9:51

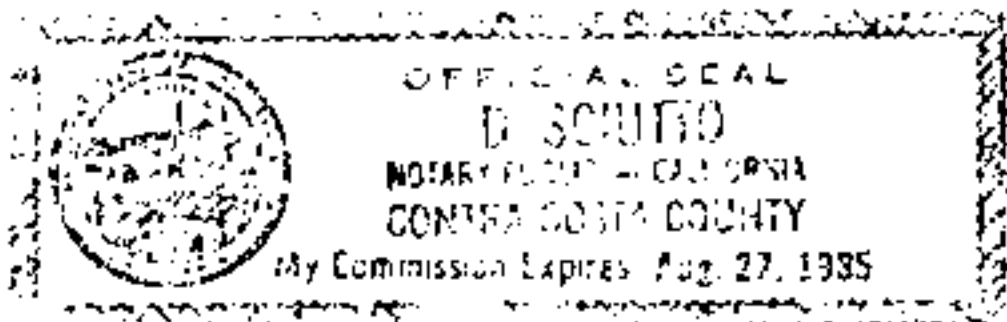
COUNTY OF CONTRA COSTA

JUDGE OF PROBATE

Deed TAX. 50
Deed 1.50
Fees 1.00
3.00

I, D. Scuitto, A Notary Public, hereby certify that Alicia T. Caratachea, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 10th day of February, 1984.



D. Scuitto
Notary Public,

My Commission Expires: August 27, 1985

Tax Notice to: First National Mortgage Company, P.O. Box 626, Little Rock, Arkansas, 72203.

Grantee's Address: 500 Hoover Plaza, Suite 114, Birmingham, AL 35226.

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