

STATE OF ALABAMA

937

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, Rebecca Bridges Templin, formerly Rebecca R. Bridges, (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 25, as shown by map or plat of Sunnysdale Estates, Third Sector, dated June 30, 1978, and recorded in Map Book 7, Page 78, 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.

The interest conveyed is the same as was acquired by the Grantor, Rebecca R. Bridges, now Rebecca Bridges Templin, from Federal Home Builders, Inc., by that certain deed which is recorded in Book 348, page 690, 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 \$47,250.00, which is recorded in Book 434, page 357, 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 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 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, Rebecca Bridges Templin, has hereunto set her hand and seal on this 15th day of March, 1984.

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

STATE OF ALABAMA

JEFFERSON COUNTY

JUDGE OF PROBATE

*Rebecca Bridges Templin*  
(Rebecca Bridges Templin)

Deed TAX .50  
Rec 1.50  
Inc 1.00  
3.00

I, Ira Weissinger, Jr. a Notary Public for the State of Alabama at Large, hereby certify that Rebecca Bridges Templin, 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 15th day of March, 1984.

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

Tax Notice to: MortgageAmerica, Inc., 110 Office Park Drive, Suite 200, Birmingham, AL 35223.

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.

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