

THE STATE OF ALABAMA

SURVIVORSHIP WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Forty Four Thousand Seven Hundred Seventy Five and no/one-hundredths dollars (\$44,775.00), and other good and valuable consideration to the undersigned F P No. 6, Ltd., an Alabama limited partnership (herein referred to as Grantor), in hand paid by Robert R. Machen and wife, Phyllis M. Machen (herein called Grantees), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell, and convey unto the said Grantees as joint tenants with the express right of survivorship in the survivor in fee simple upon the death of the other, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot Number Sixteen (16), Block One, according to the map Meadowgreen Subdivision, as recorded in Map Book 6, Page 59, in the Office of the Judge of Probate 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.

As part of the consideration for this conveyance, Grantees do hereby assume and promise to pay the indebtedness secured by that certain mortgage, dated February 1, 1983, executed by Grantor herein to Morris Mortgage Corp., which is recorded in Book 427, page 270, in the Shelby County Probate Office, and which mortgage has a principal balance of \$38,784.34. Grantees agree to pay the aforesaid indebtedness according to the terms, conditions, and tenor of said mortgage and the promissory note thereby secured.

This is the same property acquired by Grantor from Federal Home Builders, Inc., by that certain deed recorded in Book 338, page 356, in the Shelby County Probate Office.

A third party mortgage, in the amount of \$5,990.66, has been recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except those enumerated above; that said limited 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 Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Federal Properties, Inc., as sole general partner of F P No. 6, Ltd., has caused this conveyance to be executed for it and in its name by its President, and has caused its seal to be hereunto affixed by its Secretary on this 30th day of April, 1984.

ATTEST:

F P NO. 6, LTD.

By: FEDERAL PROPERTIES, INC.

[Signature]
Its Secretary

By: *[Signature]*
Its President



[Signature]

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STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Ira Weissinger, Jr., 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 April, 1984.

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

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 MAY 29 PM 2:08
Thomas P. Lawrence, Jr.
JUDGE OF PROBATE

Recd TAX. 50
Rec 3.00
Ind 1.00

4.50

Grantees' address is: 7522 Quinta Street, Carlsbad, CA 92008

This instrument was prepared by Ira Weissinger, Jr., 318 North College Street, Auburn, Al. 36830.