

## ALABAMA WARRANTY DEED

This instrument prepared by Jonathan R. Shils, Esquire, 3300 Marietta Tower,  
Post Office Box 2212, Atlanta, Georgia 30303

STATE OF GEORGIA )  
COUNTY OF FULTON )

THIS INDENTURE made and entered into on this 22nd day of February, 1984, by and between FHB No. 1, Ltd., an Alabama limited partnership having Federal Properties, Inc., an Alabama corporation, as sole general partner, as party of the first part and DJD No. 1, Ltd., an Alabama limited partnership having Federal Properties, Inc. an Alabama corporation, as sole general partner, as party of the second part (hereinafter sometimes called the "Grantee").

W I T N E S S E T H:

That the party of the first part, for and in consideration of the sum of Two Hundred Eighty One Thousand Fifty and no/one hundredths Dollars (\$281,050.00) and other good and valuable consideration to it cash in hand paid this day by the said party of the second part, receipt of which is hereby acknowledged, has this given, granted, bargained, sold, conveyed and confirmed and does by these presents, give, grant, bargain, sell, convey and confirm unto the said party of the second part all that certain tract or or parcel of land lying and being situated in Shelby County, State of Alabama, more particularly described as follows:

Lots 10, 14, 16, 17, 19, 20 and 24 as shown by Map or Plat of Sunnydale Estates, 1st and 2nd Sectors, dated June 21, 1978, and recorded in Map Book 7, at Page 25, in Probate Office of Shelby County, Alabama.

This conveyance is made, without recourse, subject to those certain mortgages, dated January 5, 1983, executed by Grantor herein to Guaranty Federal Savings and Loan Association, which are recorded in Book 426, pages 237, 166, 169, 172, 175, 178 and 181, in the Probate Office of Shelby County, Alabama each of which mortgage secures a loan having a principal balance of approximately Forty Thousand One Hundred Fifty and no/one-hundredths Dollars (\$40,150.00) each.

To Have And To Hold the tract or parcel of land hereinabove described unto the said party of the second part, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in any ways appertaining unto the said Grantee, and unto its successors and assigns forever, together with every contingent remainder and right of reversion.

And we, for ourselves and our heirs, successors and assigns do hereby covenant with the said party of the second part, its heirs, successors and assigns, that we are lawfully seized in fee of the aforesaid premises, that they are free from all encumbrances; that we have good right to sell and convey the same, and that we will warrant and defend the same premises to the said party of the second part and its heirs, successors and assigns, forever against the lawful claim and demands of all persons. This conveyance is made subject to all matters of record.

*Ged. Home Builders*

IN WITNESS WHEREOF, the undersigned, have caused this conveyance to be executed and hereunto set our hands and seals this 22nd day of February, 1984.

FHB No. 1, Ltd., an Alabama limited partnership have Federal Properties, Inc. as sole general partner

BY: FEDERAL PROPERTIES, INC.

BY: *O. J. A.*  
President

ATTEST: *David J. Davis*  
Secretary

(Corporate Seal)

STATE OF GEORGIA )  
FULTON COUNTY )

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BOOK  
I, the undersigned, 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., an Alabama corporation and sole general partner of FHB No. 1, Ltd., and Neil J. Glass whose name as Secretary of Federal Properties, Inc., a corporation are signed to the foregoing conveyance 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 voluntarily for and as the act of said corporation and on behalf of said limited partnership.

Given under my hand and official seal this 22nd day of February, 1984.

*Anne C. Carpenter*  
Notary Public.  
My commission expires



STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT FILED  
See Mtg. - 426-237.166-109-172-175-181  
1984 JUN -7 AM 10:52

*Thomas A. Anderson, Jr.*  
JUDGE OF PROBATE

Rec. 300  
Ind 100  
400