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Grantees' address: 1057 9th Ave. S.W.  
Alabaster, AL 35007

This instrument was prepared by

(Name) Douglas Rogers, Attorney at Law

(Address) 1920 Mayfair Drive, Birmingham, AL 35209

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty four thousand five hundred and no/100-----DOLLARS,

to the undersigned grantor, Federal Home Builders, Inc. a corporation,  
in hand paid by Russell C. Magnuson and Betty S. Magnuson and ALB, Ltd.

the receipt of which is hereby acknowledged, the said Federal Home Builders, Inc.

does by these presents, grant, bargain, sell and convey unto ~~the said~~ Russell C. Magnuson and Betty S. Magnuson an undivided 55% ownership interest, and unto ALB, Ltd. an undivided 45% ownership interest,  
the following described real estate, situated in Shelby County

Lot 2, Block 4, according to the Survey of Bermuda Hills, First Sector,  
as recorded in Map Book 6, Page 1, in the Office of the Judge of Probate  
of Shelby County, Alabama.

Subject to restrictions, easements, rights-of-way and building lines of  
record.

Subject to taxes for 1984.

Sixty Three Thousand Three Hundred Eighteen and no/100 Dollars (\$63,318.00)  
of the purchase price hereof was paid from a mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD, To the said Russell C. Magnuson and Betty S. Magnuson and ALB, Ltd.  
heirs and assigns forever.

And said Federal Home Builders, Inc. does for itself, its successors  
and assigns, covenant with said Russell C. Magnuson and Betty S. Magnuson and ALB, Ltd.

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances unless otherwise noted above, that it 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  
Russell C. Magnuson and Betty S. Magnuson and ALB, Ltd.

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Federal Home Builders, Inc.

by its

President, David J. Davis

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 2 day of August, 1984.

FEDERAL HOME BUILDERS, INC.

ATTEST:

Deed Tax 1.50  
Rec 3.50  
Ins 1.00

STATE OF ALA. SHELBY CO. 67

I CERTIFY THIS

6.04 INSTRUMENT WAS FILED

By

*[Signature]*

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

1984 AUG -9 AM 12:36

*[Signature]* #53-777

JUDGE OF PROBATE

I, the undersigned said State, hereby certify that David J. Davis  
whose name as President of Federal Home Builders, 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 the 2 day of August

19 84.

*[Signature]*  
Notary Public