

This instrument prepared by

This furnished by

(Name) DOUGLAS ROGERS
ATTORNEY AT LAW

(Address) 1920 MAYFAIR DRIVE
BIRMINGHAM, AL 35209



Jefferson Land Title Services Co., Inc.
318 71ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8070
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

Corporation Form Warranty Deed

Grantee's Address: 1226 Winterhaven Dr.
Alabaster, AL 35007

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

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto an undivided 55% ownership interest unto Jeffrey B. Coste and unto ALB, Ltd. an undivided 45% ownership interest

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
SHELBY COUNTY, ALABAMA

Lot 30, Block 2, according to the Map and Survey of Bermuda Hills, Second Sector, First Addition, as recorded in Map Book 7, Page 16, 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 1985.

Sixty Four Thousand Ninety Six and no/100 Dollars (\$64,096.00) of the purchase price hereof was paid from a mortgage loan closed simultaneously herewith.

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BOOK

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 17 day of December, 1984

ATTEST:

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

FEDERAL HOME BUILDERS, INC.

STATE OF Alabama

1984 DEC 28, AM 10:14

COUNTY OF Jefferson

I, the undersigned JUDGE OF PROBATE

By [Signature] President

Recd TAX .50
Rec 2.50
Jud 2.00
\$5.00

a Notary Public in and for said County, in 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 17 day of December

[Signature] Notary Public