

This instrument was prepared by
DOUGLAS ROGERS

This Form Furnished by

(Name) ATTORNEY AT LAW
1920 MAYFAIR DRIVE BIRMINGHAM, AL 35209



Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8070
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

Corporation Form Warranty Deed

Grantees' Address: 1207 Winterhaven Dr.

STATE OF ALABAMA

Alabaster, AL 350

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty Six Thousand 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 Alan Curtis & Patricia H. Curtis 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 15, Block 5, according to the Survey of Bermuda Hills, Second Sector, Second Addition, as recorded in Map Book 9, Page 29, 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.

Fifty Five Thousand Two Hundred Twenty One and no/100 Dollars (\$55,221.00) of the purchase price hereof was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1985 JAN 11 AM 8:40
JUDGE OF PROBATE
Deed tax - 1.00
Rec. 250
Ind. 200
5.50

BOOK 014 PAGE 488

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 authorized to execute this conveyance, hereto set its signature and seal.

President, who is

this the 20 day of December 19 84

ATTEST:

FEDERAL HOME BUILDERS, INC.

Secretary

By

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

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 Home Builders, Inc.

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 20 day of December