

(Name) Douglas Rogers

387



*Jefferson Land Title Services Co., Inc.*

218 21ST NORTH & P. O. BOX 10881 & PHONE (205) 328-8828

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

*Mississippi Valley Title Insurance Company*

(Address) 1920 Mayfair Drive  
Birmingham, AL 35209

Corporation Form Warranty Deed

Grantees address 2236 Pup Run Helena, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Nine Thousand Seven Hundred Fifty 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 Rolando E. Bogran and Jack T. Bogran an undivided 55% ownership interest 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 Number 16, in Block D of Fox Haven Subdivision, First Sector, according to the Amended Map thereof recorded in Map Book 7, Page 86, 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.

\$48,422.00 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 authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 28th day of January, 19 85

ATTEST: David J. Davis TAX 1.50  
Dec 2.50  
Ind 2.00  
6.00 1985 FEB 28 34

FEDERAL HOME BUILDERS, INC.

By [Signature] 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 and as the act of said corporation.

Given under my hand and official seal, this the 28th day of January