

This instrument was prepared by

(Name) DOUGLAS ROGERS

ATTORNEY AT LAW

(Address) 1920 MAYFAIR DRIVE
BIRMINGHAM, AL 35209



WARRANTY DEED Grantee Address: 3010 Asbury Place
Birmingham, AL 35243

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100 Dollars and assumption of the below
mentioned mortgage which grantee herein assumes and agrees to pay according
to its terms

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, ALB, Ltd., an Alabama limited partnership By Federal Properties, Inc., its
sole general partner

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

John O. Herring

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:
an undivided 45% ownership interest in:

Lot 1, Block 10, 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.

Subject to that certain mortgage from Jeffrey James Johnson
Joanne Johnson and ALB, Ltd. to Guaranty Federal Savings and Loan Association
dated December 12, 1984 and filed for record at Book 012, Page 815, in the
Office of the Judge of Probate of Shelby County, Alabama.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his,
her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all en-
cumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we)
will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their
heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 28
day of December, 19 84

ALB, Ltd. By: Federal Properties, Inc.
its sole general partner

(SEAL)

Oil J. Q.
Its President

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF

COUNTY

General Acknowledgment

a Notary Public in and for said County,

I,
in said State, hereby certify that

whose name(s) signed to the foregoing conveyance, and who
that, being informed of the contents of the conveyance,

known to me, acknowledged before me on this day,
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A.D. 19

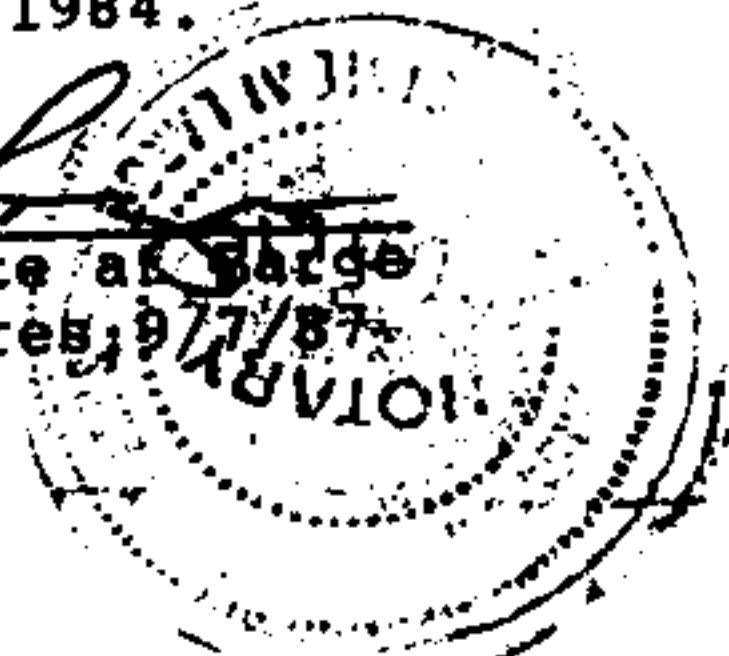
Notary Public

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, for the State of Alabama at Large, hereby certify that David J. Davis, whose name as President of Federal Properties, Inc., a corporation, as sole general partner of ALB, Ltd., 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 said conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as sole general partner as aforesaid.

Given under my hand this 28 day of December, 1984.

J. Douglas
Notary Public, State at Large
My commission expires 9/7/87



STATE OF ALA. CHELSEY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 MAR 13 AM 9:29

Thomas H. Cheley, Jr.
JUDGE OF THE EASE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		1.50
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	6.50

STATE OF ALABAMA
COUNTY OF

WARRANTY DEED

TO

Return to:

Recording Fee \$
Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.
215 21ST NORTH • P.O. BOX 10481 • PHONE (205) 325-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

BOOK 020 PAGE 643