

This instrument was prepared by

DOUGLAS ROGERS

(Name) ATTORNEY AT LAW

1920 MAYFAIR DRIVE

(Address) BIRMINGHAM, AL 35209



Jefferson Land Title Service Co., Inc.

316 21ST NORTH • P. O. BOX 10481 • PHONE 17081 • 328-8870

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

Corporation Form Warranty Deed Grantee Address: 1224 Winterhaven Drive
Alabaster, AL 35007

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Fifty Eight Thousand Nine 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 Howard R. Baker and Martha I. Mayo, 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 22, Block 4, 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 record.

Subject to taxes for 1985.

\$58,649.00 of the purchase price hereof was paid from a mortgage loan closed simultaneously herewith.

BOOK 020 PAGE 644

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 1 day of March 19 85

ATTEST:

Recd TAX .50
Dec 2.50
Ind 2.00
\$ 5.00

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

Secretary

FEDERAL HOME BUILDERS, INC.

[Signature]

President

1985 MAR 13 AM 9:42

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

JUDGE OF PROBATE

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 1 day of March 19 85