

This instrument was prepared by

1253

This Form Furnished by

(Name) Douglas Rogers

(Address) 1920 Mayfair Drive
Birmingham, AL 35209



Jefferson Land Title Service Co., Inc.

216 21ST NORTH • P. O. BOX 19491 • PHONE 12081-328-8829

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

Corporation Form Warranty Deed

Grantee Address: 1147 Winterhaven Dr.
Alabaster, AL 35007

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty 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 Richard A. Gay & Donna S. Gay, 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 13, 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.

\$54,235.00 of the purchase price hereof was paid from a mortgage loan closed simultaneously herewith.

BOOK 021 PAGE 888

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

1985 MAR 26 AM 8:29

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

Rec'd Tax 50
Rec'd 250
2-00
\$00

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 20th day of March, 1985

ATTEST:

FEDERAL HOME BUILDERS, INC.

Secretary

By *Oliver A. Smith*
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 20th day of March, 1985