

This instrument was prepared by

1304

(Name) DOUGLAS ROGERS

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



Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8838
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

Corporation Form Warranty Deed Grantee Address: 1219 Mangrove Drive
Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy One 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 Lanny D. Broadwater and Terri L. Broadwater 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 3, 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.

\$70,065.00 of the purchase price hereof was paid from a mortgage loan closed simultaneously herewith.

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

1985 APR 24 AM 11:25

JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>1.50</u>
Mineral Tax		
Recording Fee		<u>2.50</u>
Index Fee		<u>2.00</u>
TOTAL	\$	<u>6.00</u>

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 15 day of April, 1985

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. 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 15 day of April