

This instrument was prepared by

(Name) Douglas Rogers, Attorney

(Address) 1920 Mayfair Drive
Birmingham, AL 35209

Grantee Address:

1232 Winterhaven
Alabaster, AL
35007



WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 -----Dollars and assumption
of the below mentioned mortgage

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
Michael Ray McDaniel and Barbara Delores McDaniel

(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 31, Block 2, according to the Survey of Bermuda Hills, Second Sector,
First Addition, as recorded in Map Book 7, Page 16, 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 Michael Ray McDaniel, wife Barbara
Delores McDaniel and Alb, Ltd. to Guaranty Federal Savings and Loan Associati
dated November 24, 1984, and recorded at Book 010, Page 09, in the Probate
Office of Shelby County, Alabama, which Grantees herein assume and agree
to pay according to its terms.

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 30
day of April, 1985

ALB, Ltd., an Alabama limited partnership
By: Federal Properties, Inc., its sole
general partner

(SEAL)

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 _____ known to me, acknowledged before me on this day,
that, being informed of the contents of the conveyance, _____ 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 30th day of April, 1985

J. Douglas
Notary Public, State at Large
My commission expires 9/1/87



RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>.50</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>6.50</u>

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

1985 MAY 20 AM 10:00

Thomas A. Brundage, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF

WARRANTY DEED

TO

Recording Fee \$

Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P.O. BOX 10411 • PHONE (205)-378-8070

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

569304 PAGE 170 BOOK