

This instrument was prepared by

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

1047

This Form Furnished by



Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

Corporation Form Warranty Deed

Grantee Address: 1132 Winterhaven 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 Thomas Clark Nicholls and Terry Lamont Roberts, an undivided 55% ownership interest and unto ALB, Ltd., an undivided 45% ownership interest in (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

SHELBY COUNTY, ALABAMA
Lot 15, Block 4, according to the Survey of Bermuda Hills, Second Sector, Second Addition as recorded in Map Book 9, Page 29, in the Probate Office 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.

BOOK 027 PAGE 866

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 8th day of May 1985

ATTEST:

Deed TAX. 50
Rec 2.50
Inst 2.00
6.00

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

FEDERAL HOME BUILDERS, INC.

[Signature]

President

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned

[Signature]
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

8th

day of

May

, 1985

[Signature]
Notary Public