

This instrument was prepared by

(Name) Douglas Rogers, Attorney

(Address) 1920 Mayfair Drive  
Birmingham, AL 35209

1049



500 Hoover Plaza  
Suite 114  
Birmingham, AL 35226

500.00

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, Lewis C. Wheeler and wife Sandra D. Wheeler

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
ALB, Ltd., an Alabama limited partnership

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit: \*

Lot 19 according to the Map of Shannon Glen as recorded in Map Book 7,  
page 94 in the Office of the Judge of Probate, Shelby County Courthouse,  
Columbiana, Alabama.

Subject to restrictions, easements, rights of way and building lines of  
record.

Subject to taxes for 1985.

Subject to that certain mortgage payable to Guaranty Federal Savings and  
Loan Association, dated August 9, 1983, in the amount of \$50,150 and filed  
for record at Book 434, page 949, in the Probate Office of Shelby County,  
Alabama, which Grantee herein assumes and agrees 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 10  
day of May, 19 85

STATE OF ALA. SHELBY CO.

I CERTIFY THIS  
INSTRUMENT WAS FILED

1985 MAY 21 AM 11:34

JUDGE OF PROBATE

Lewis C. Wheeler

Sandra D. Wheeler

STATE OF Alabama  
Jefferson COUNTY

General Acknowledgment

I, undersigned  
in said State, hereby certify that Lewis C. Wheeler and wife Sandra D. Wheeler

a Notary Public in and for said County,

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day,  
that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of May

Notary Public