

This instrument was prepared by

2012

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



Grantee Address:
101 Meadowgreen Drive
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand 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
Michelina C. Densmore

(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 1, Block 3, according to the Map and Survey of Meadowgreen Subdivision, as recorded in Map Book 6, Page 59, 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.

Subject that certain mortgage from Michelina C. Densmore and ALB, Ltd. to Guaranty Federal Savings and Loan Association, dated July 28, 1983 and recorded in Book 434, Page 369, 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 encumbrances, 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 29th day of May, 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 29th day of May, 1985.

J. Douglas
Notary Public, State at Large
My commission expires: 9/7/87

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

1985 JUN 10 AM 10:10

Thomas C. Henderson
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		3.00
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	9.00

698 MAY 869
029 MAY 620
2006

Recording Fee \$
Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.
218 21ST NORTH & P.O. BOX 10081 & PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

STATE OF ALABAMA
COUNTY OF

WARRANTY DEED

TO

Return to: