

This instrument was prepared by

541

(Name) Douglas Rogers

(Address) 1920 Mayfair Drive
Birmingham, AL 35209



Grantee Address: 1225 Mangrove Drive
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
Roma J. McDowell and Evelyn L. McDowell

(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 4, Block 10, according to the Survey of Bermuda Hills, Second Sector, Second Addition, as recorded in 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.

Subject to that certain mortgage from Roma J. McDowell, Evelyn L. McDowell and ALB, Ltd., an Alabama limited partnership to Guaranty Federal Savings and Loan Association and recorded in Book 018, Page 129, 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 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 25th day of June, 19 85.

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

[Signature]
Its President

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF

COUNTY

General Acknowledgment

I,
in said State, hereby certify that

a Notary Public in and for said County,

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

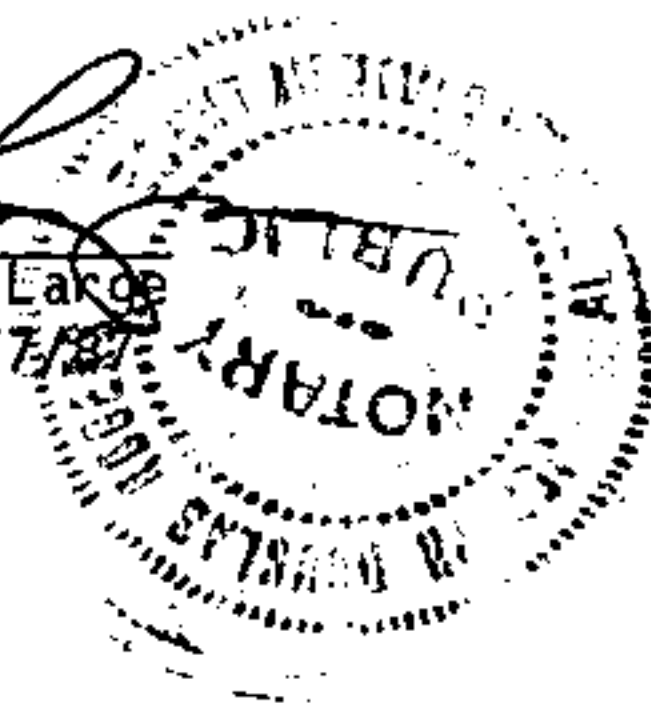
STATE OF ALABAMA

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 25th day of June, 1985.

[Signature]
Notary Public, State at Large
My commission expires: 9/7/87



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

1985 JUL 11 AM 10:25

[Signature]
JUDGE OF THE COURT

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>

BOOK 033 PAGE 669

Return to:

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF

Recording Fee \$ _____
Deed Tax \$ _____

This form furnished by

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company