

JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Douglas Rogers

(Address) 1920 Mayfair Drive Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Seven Hundred and no/100-----(\$700.00)-----DOLLARS
and assumption of the below mentioned mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Obye Lawson Heer, wife Katherine Steele Heer and ALB, Ltd., an Alabama limited
partnership

(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas M. McCain and Marlene M. McCain

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 14, 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, Alabama.

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

Subject to taxes for 1985.

Subject to that certain mortgage from Obye Lawson Heer, wife Katherine Heer &
ALB, Ltd., an Alabama limited partnership to Guaranty Federal Savings & Loan
Association, dated March, 1984 and filed for record at Book 444, Page 937 in
the Probate Office of Shelby County, Alabama, which Grantees assume and agree
to pay according to its terms.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted
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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 27

day of June, 19 85

WITNESS:

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

(Seal)

[Signature]
Its President

(Seal)

(Seal)

[Signature]
Katherine Steele Heer

(Seal)

(Seal)

[Signature]
Obye Lawson Heer

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Obye Lawson Heer and wife Katherine Steele Heer
whose name 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 27 day of June

A.D., 19 85

[Signature]

Notary Public

STATE OF ALABAMA

COUNTY OF JEFFERSON

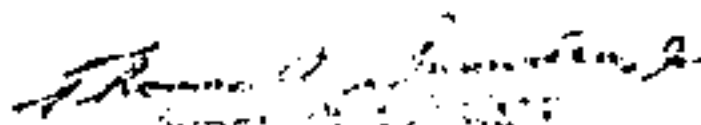
I, the undersigned, a Notary Public, for the State of Alabama at Large, hereby certify that David J. Davis whose name as President, of Federal Properties, Inc., a corporation, as sole general partner of ALB, Ltd., is signed to the foregoing conveyance and who is known to me, acknowledged before me on 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 27th day of June, 1985.


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

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

1985 JUL 11 AM 10:33


JUDGE OF THE COURT

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		1 00
Mineral Tax		
Recording Fee		5 00
Index Fee		2 00
TOTAL	\$	8 00

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Recording Fee \$
Deed Tax \$

This form furnished by



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WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

TO

Return to: