

This instrument prepared by

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

Grantee address: **5125 Rye Circle**
Helena, AL 35080



WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Thousand Six Hundred 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 **William E. White and**
Frances M. White, an undivided 55% ownership interest in

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

Lot 15, according to the Map of Shannon Glen, as recorded in Map Book 7, Page 94,
in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1985.

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

Subject to a mortgage from Steve J. Bates and wife Paula M. Bates and ALB, Ltd., an Alabama
limited partnership to Guaranty Federal Savings and Loan Association, dated March, 1984 and
filed for record at Book 445, Page 269 in the Probate Office of Shelby County, Alabama, which
Grantees herein assume as co-mortgagors with ALB, Ltd., and agree to pay according to its
terms.

\$2,600.00 of the purchase price hereof was paid from a mortgage loan,
closed simultaneously herewith.

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 28th
day of June, 1985

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

[Signature] (SEAL) Its President (SEAL)

[Signature] (SEAL) (SEAL)

(SEAL) (SEAL)

STATE OF _____
COUNTY }

General Acknowledgment

I, _____ a Notary Public in and for said County,
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 SHELBY

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 28th day of June, 1985.

J. Davis
Notary Public, State at Large
My commission expires: 9/7/88

NOTARY PUBLIC
STATE OF ALABAMA
COMMISSION EXPIRES 9/7/88

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

1985 JUL 29 AM 8:28

Thomas P. Shanderson, Jr.
JUDGE OF PROBATE

Rec 5.00
Jud 1.00
6.00

REC'D JUL 29 1985
Return to:

WARRANTY DEED

TO

STATE OF ALABAMA
COUNTY OF

Recording Fee \$
Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.
216 21ST NORTH • P.O. BOX 10481 • PHONE (205) 321-8070
BIRMINGHAM, ALABAMA 35201

AGENTS FOR
Mississippi Valley Title Insurance Company

Book 035 Page 594-A