

This instrument was prepared by

(Name) DOUGLAS ROGE, JR.  
ATTORNEY AT LAW  
(Address) 1920 MAYFAIR DRIVE  
BIRMINGHAM, AL 35209

1052



Grantee Address:  
Federal Properties, Inc.  
500 Southland Drive  
Birmingham, AL 35226

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand Four 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

Mary K. Van Dusen

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

Lot 27, in Block 5, according to the Survey of Bermuda Hills, Second Sector, Third Addition, as recorded in Map Book 9, Page 46, 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 Todd M. Beaton, wife Karen M. Beaton and ALB, Ltd., an Alabama limited partnership to Guaranty Federal Savings and Loan Association, dated June 28, 1985 and recorded in Book 033, Page 656, 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 24th day of July, 19 85

ALB, Ltd. By Federal Properties, Inc.  
Its sole general partner

*[Signature]*

Its President

(SEAL)

(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 that, being informed of the contents of the conveyance,

known to me, acknowledged before me on this day, 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 23rd day of July, 1985.

*J. Douglas Rogers*  
STATE OF ALABAMA, Notary Public, State at Large  
I CERTIFY MY commission expires: 9/7/87  
INSTRUMENT NO. 1234

1985 AUG 20 AM 8:29

*Thomas J. Anderson, Jr.*  
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>1.50</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>7.50</u>

Return to: DOUGLAS ROGERS

ATTORNEY AT LAW

1920 MAYFAIR AVE

BIRMINGHAM, AL 35208

TO

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF

Recording Fee \$  
Deed Tax \$

This form furnished by

*Goffman Land Title Services Co., Inc.*

218 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8070  
BIRMINGHAM, ALABAMA 35201

Member Valley Title Insurance Company

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