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THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME _____

ADDRESS _____

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.** BIRMINGHAM, ALA.

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$25,500 (Twenty-five thousand five hundred and no/100 dollars.)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Oak Glen Partnership, an Alabama Partnership,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Frank M Troncale and wife, Leigh P. Troncale
(herein referred to as grantee, whether one or more), the following described real estate, situated in
County, Alabama, to-wit:

Lot 44 according to the Survey of Oak Glen, First Sector,
as recorded in Map Book 9, page 104 in the Probate Office of Shelby
County, Alabama.

Subject to easements and restrictions of record.

\$25,500.00 of the purchase price recited above was
paid from mortgage loan closed simultaneously herewith.

BOOK 047 PAGE 660

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 NOV -5 AM 8:32
Thomas H. Henderson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ _____
Deed Tax	_____
Mineral Tax	_____
Recording Fee	250
Index Fee	100
TOTAL	\$ 350

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 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, the said Grantor, by its managing partners, Martin Clem and David Jones, who are authorized to execute this conveyance, has hereto set its signature and seal this the 22nd day of October, 19 85.

OAK GLEN PARTNERSHIP, an Alabama Partnership
By: *Martin Clem* (Seal) Martin Clem, managing partner
By: *David Jones* (Seal) David Jones, managing partner
(Seal) (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 Martin Clem and David Jones, whose names as managing partners of Oak Glen Partnership, an Alabama partnership, 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 in their capacity as such managing partners and with full authority executed the same voluntarily for and as the act of said partnership.
Given under my hand and official seal this 22nd day of October, A. D., 19 85.

Professional *Diwak A. Walker* Notary Public.
FM # ATC-2