

This instrument was prepared by
(Name) DOUGLAS ROGERS
ATTORNEY AT LAW
(Address) 1920 MAYFAIR DRIVE
BIRMINGHAM, AL 35209



Alabaster, AL 35007

WARRANTY DEED

870

STATE OF ALABAMA

Shelby } COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand Six Hundred Ninety Five and no/100---Dollars
and assumption of the below mentioned mortgages

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
Calleen K. Davis

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

AS STATED ON THE ATTACHED "EXHIBIT A"

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 30th
day of August, 19 85

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

.....(SEAL).....(SEAL)

.....(SEAL).....Its President.....(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.....

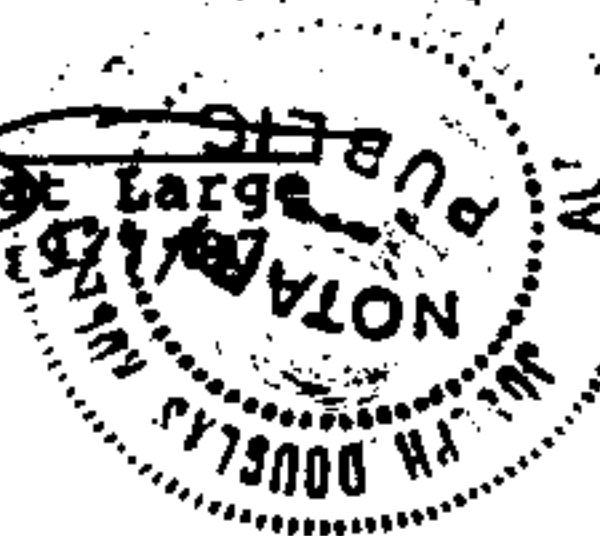
Notary Public

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 30th day of August 1985.

J. Douglas
Notary Public, State at Large
My commission expires: 12/31/88


COPIES 10411 KNO

Return to:

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF

Recording Fee \$
Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 326-8070
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Life Insurance Company

049 126

EXHIBIT A

An undivided 45% ownership interest in:

Parcel 1

Lot 11, Block 7 according to the Map and Survey of Bermuda Hills, Second Sector, Fourth Addition as recorded in Map Book 9, Page 78 in the Probate Office of Shelby County, Alabama.

Parcel 2

Lot 26, Block 5 according to the Map and Survey of Bermuda Hills, Second Sector, Third Addition as recorded in Map Book 9, Page 46 in the Probate Office of Shelby County, Alabama.

Parcel 3

Lot 7, Block 6 according to the Map and Survey of Bermuda Hills, Second Sector, Third Addition as recorded in Map Book 9, Page 46 in the Probate Office of Shelby County, Alabama.

Parcel 4

Lot 10, Block 6 according to the Map and Survey of Bermuda Hills, Second Sector, Third Addition as recorded in Map Book 9, Page 46 in the Probate Office of Shelby County, Alabama.

Parcel 5

Lot 23, Block 6 according to the Map and Survey of Bermuda Hills, Second Sector, Fourth Addition as recorded in Map Book 9, Page 78 in the Probate Office of Shelby County, Alabama.

Parcel 1 subject to that certain mortgage from Obye L. Heer and wife Kathy S. Heer and ALB, Ltd. an Alabama limited partnership to Guaranty Federal Savings and Loan Association, dated June 28, 1985 and recorded at Book 033, Page 649, in the Probate Office of Shelby County, Alabama which Grantee herein assume and agree to pay according to its terms.

Parcel 2 subject to that certain mortgage from Harold T. Whitley and wife Bridget E. Whitley and ALB, Ltd. an Alabama limited partnership to Guaranty Federal Savings and Loan Association, dated June 20, 1985 and recorded at Book 033, Page 685, in the Probate Office of Shelby County, Alabama which Grantee herein assume and agree to pay according to its terms.

Parcel 3 subject to that certain mortgage from Charles L. Holcomb and wife Martha J. Holcomb and ALB, Ltd. an Alabama limited partnership to Guaranty Federal Savings and Loan Association, dated June 22, 1985 and recorded at Book 033, Page 694, in the Probate Office of Shelby County, Alabama which Grantee herein assume and agree to pay according to its terms.

Parcel 4 subject to that certain mortgage from Samuel K. Pierce and wife Lou E. Pierce and ALB, Ltd. an Alabama limited partnership to Guaranty Federal Savings and Loan Association, dated June 5, 1985 and recorded at Book 031, Page 03 and rerecorded at Book 033, Page 671, in the Probate Office of Shelby County, Alabama which Grantee herein assume and agree to pay according to its terms.

Parcel 5 subject to that certain mortgage from Vernon A. Statham and wife Barbara L. Statham and ALB, Ltd. an Alabama limited partnership to Guaranty Federal Savings and Loan Association, dated May 29, 1985 and recorded at Book 029, Page 801, in the Probate Office of Shelby County, Alabama which Grantee herein assume and agree to pay according to its terms.

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

1985 NOV 14 PM 12: 23

Thomas A. L. L. L.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>2.00</u>
Mineral Tax		
Recording Fee		<u>7.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>10.50</u>

049 127