

1288



650

JEFFERSON TITLE CORPORATION

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

Grantee Address:
5122 Rye Circle
Helena, AL 35080

This instrument was prepared by

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

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One 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

David C. Cofield and Gail L. Cofield

(herein referred to as grantee, whether one or more), the following described real estate, situated in
an undivided 45% interest in: Shelby County, Alabama, to-wit:

Lot 4 according to the Survey 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 restrictions, easements, rights-of-way and building lines of record.

Subject to taxes for 1986.

Subject to that certain mortgage from David C. Cofield, Gail L. Cofield and ALB, Ltd. to Guaranty Federal Savings and Loan Association, dated February 28, 1984 and recorded at Book 444, Page 16, in the Probate Office of Shelby County, Alabama which Grantees herein assume and agree 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 2

day of January, 19 85

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

(SEAL) [Signature] (SEAL)

Its President

(SEAL) _____ (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

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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 2nd day of January 1986.

J. Douglas Rogers
Notary Public, State at Large
My commission expires: 9/7/87

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		
Mineral Tax		
Recording Fee		
Index Fee		
TOTAL	\$	

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		50
Mineral Tax		
Recording Fee		500
Index Fee		100
TOTAL	\$	650

Recording Fee \$
Deed Tax \$

This form furnished by



BOOK 021 JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

WARRANTY DEED

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

1986 JAN 16 AM 10:32

Thomas A. Swenden, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF

TO

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