

This instrument was prepared by

(Name) DOUGLAS ROGERS  
ATTORNEY AT LAW  
(Address) 1920 MAYFAIR DRIVE  
BIRMINGHAM, AL 35208



Grantee Address:  
1022 Mangrove Drive  
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA  
SHELBY }  
COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar  
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  
Marty David DeVaughn and Rhonda H. DeVaughn

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

an undivided 45% ownership interest in:

Lot 29, 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 1986.

Subject to that certain mortgage from Marty David DeVaughn, Rhonda H.  
DeVaughn and ALB, Ltd. to Guaranty Federal Savings and Loan Association,  
dated October 23, 1985 and recorded at Book 046, Page 895, 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 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 19  
day of December, 19 85

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

(SEAL) (SEAL)  
Its President

(SEAL) (SEAL)  
(SEAL) (SEAL)  
(SEAL) (SEAL)

STATE OF ALABAMA }  
COUNTY }

General Acknowledgment

I, (Signature) a Notary Public in and for said County,  
in said State, hereby certify that

whose name(s) (Name) signed to the foregoing conveyance, and who (Name) known to me, acknowledged before me on this day,  
that, being informed of the contents of the conveyance, (Signature) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of December, A.D. 19 85

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 19th day of December 1985.

*[Signature]*  
Notary Public, State at Large  
My commission expires: 9/7/87

BOOK 057 PAGE 490

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1986 JAN 16 AM 10:31  
*[Signature]*  
JUDGE OF PROBATE

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

Return to:

TO

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF

Recording Fee \$  
Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.  
316 21ST NORTH • P.O. BOX 1045 • F-216 (208) 328-8020  
BIRMINGHAM, ALABAMA 35201  
AGENT: 102  
Mississippi Valley Title Insurance Company