

1287



## JEFFERSON TITLE CORPORATION

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

Grantee Address:  
961 Coral Circle  
Alabaster, AL 35007

This instrument was prepared by

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

## 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 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

Curtis Millard Wall and Kimberly Holloway Wall

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

an undivided 45% interest in:

Lot 50, Block 2, according to the Survey of Bermuda Lake Estates, First  
Sector as recorded in Map Book 9, Page 98 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 Curtis Millard Wall, Kimberly Holloway Wall  
and ALB, Ltd. to Guaranty Federal Savings and Loan Association, dated September 20,  
1985 and recorded at Book 043, Page 702, 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 war-  
rant 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 December, 19 85 ALB, Ltd. an Alabama limited partnership  
By: Federal Properties, Inc.,  
its sole general partner

(SEAL)

Its President

(SEAL)

(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

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 December 1985.

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

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1986 JAN 16 AM 10:32

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

TO  
**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF

**RECORDING FEES.**

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

Recording Fee \$  
Deed Tax \$

This form furnished by



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