

1284



JEFFERSON TITLE CORPORATION

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

This instrument was prepared by

Grantee Address

1027 Mangrove Dr.

Alabaster, AL 35007

(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

James Richard Ward and Debra Ann Ward

(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 6, Block 6, 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 James Richard Ward, Debra Ann Ward and ALB,
Ltd. to Guaranty Federal Savings and Loan Association, dated April 30, 1985 and
recorded at Book 027, Page 112, 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 23

day of December

19 85

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

(SEAL)

[Signature]
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
being informed of the contents of the conveyance,

known to me, acknowledged before me on this day, that,
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 23rd day of December 1985.

J. Douglas Rogers

Notary Public, State at Large
My commission expires: 9/7/87

BOOK 057 PAGE 496

TO

WARRANTY DEED

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

1986 JAN 16 AM 10:31

Thomas A. Sumner, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		50
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	6.50

Recording Fee \$
Deed Tax \$

This form furnished by



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