

1643



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

Grantee Address:  
1213 Winterhaven Dr.  
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 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

Cecil Ray Deskins and Shirley Ann Deskins

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

Lot 16, Block 5 according to the Survey of Bermuda Hills, Second Sector, Second Addition, as recorded in Map Book 9, Page 29 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 Cecil Ray Deskins, Shirley Ann Deskins and ALB, Ltd. to Guaranty Federal Savings and Loan Association, dated February 9, 1985 and recorded at Book 018, Page 135, in the Probate Office of Shelby County, Alabama which Grantee herein assumes and agrees 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 10  
day of January, 19 86 ALB, Ltd. an Alabama limited partnership  
By: Federal Properties, Inc.,  
its sole general partner

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(SEAL)

[Signature]  
Its President

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF \_\_\_\_\_  
COUNTY }

General Acknowledgment

a Notary Public in and for said County,

I,  
in said State, hereby certify that

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 10th day of January 1986.

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

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

1986 JAN 22 AM 10:17

STATE OF ALABAMA  
COUNTY OF

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

*Deed Tax 50*  
*Ac. 500*  
*Ind. 1.00*  
*6.50*

Recording Fee \$  
Deed Tax \$

This form furnished by



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TO

WARRANTY DEED