

1644

6.50



JEFFERSON TITLE CORPORATION Grantee Address:
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020 1132 Winterhaven Dr.
Alabaster, AL 35007

This instrument was prepared by

✓ DOUGLAS ROGERS
(Name) ATTORNEY AT LAW
1920 MAYFAIR DRIVE
(Address) 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
Thomas Clark Nicholls and Terry Lamont Roberts

(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 15, Block 4, 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 Thomas Clark Nicholls, Terry Lamont
Roberts and ALB, Ltd. to Guaranty Federal Savings and Loan Association and
recorded at Book 027, Page 867, 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 13th
day of January, 19 86 ALB, Ltd. an Alabama limited partnership
By: Federal Properties, Inc.,
its sole general partner

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_____(SEAL) _____(SEAL)
Its President
_____(SEAL) _____(SEAL)
_____(SEAL) _____(SEAL)

STATE OF _____
_____ COUNTY }

General Acknowledgment

I, _____ a Notary Public in and for said County,
in said State, hereby certify that

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 13th day of January 1986.

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

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TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF

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

1986 JAN 22 AM 10:18

Thomas A. Cunningham
JUDGE OF PROBATE

Deed Tax 5.00
Rec. 5.00
Ind. 1.00
6.50

Recording Fee \$
Deed Tax \$

This form furnished by



JEFFERSON TITLE CORPORATION
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