



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

Grantee Address:
2013 County Hwy. 58
Helena, AL 35080

This instrument was prepared by

(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
Charles E. Anthony and Virginia J. Anthony

(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 2, Block A, according to the amended Map of Fox Haven, First Sector as
recorded in Map Book 7, Page 86, 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 Charles E. Anthony, Virginia J. Anthony
and ALB, Ltd. to MortgageAmerica, and recorded at Book 434, Page 441, 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 21st
day of January, 19 86 ALB, Ltd. an Alabama limited partnership
By: Federal Properties, Inc.,
its sole general partner

BOOK 059 PAGE 570
_____(SEAL)_____
_____(SEAL)_____
_____(SEAL)_____
_____(SEAL)_____

Its President

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.

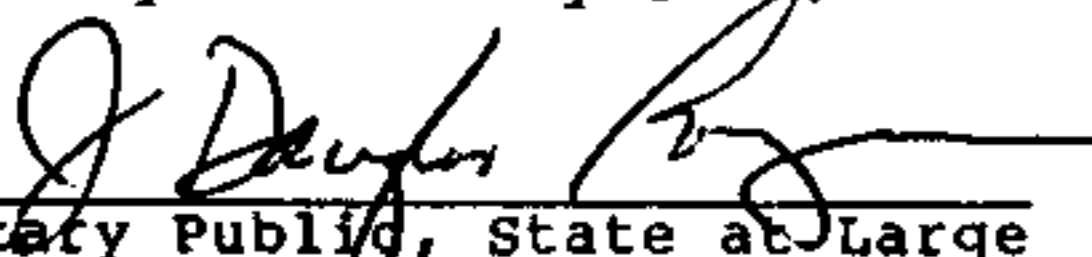
Given under my hand and official seal this _____ day of _____ A.D. 19 _____

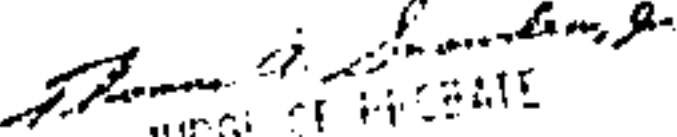
Notary Public

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 21st day of January 1986.


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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 FEB -3 PM 2:19

JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>50</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>6.50</u>

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073 EX 820