

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME DOUGLAS ROGERS  
ATTORNEY AT LAW  
ADDRESS 1920 MAYFAIR DRIVE  
BIRMINGHAM, AL 35209

Grantees  
1439 Winterhaven Dr.  
Alabaster, AL 35007

WARRANTY DEED (Without Survivorship)

**Alabama Title Co., Inc.**

BIRMINGHAM ALA.

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  
Keith Herman Lovell and Jan P. Lovell

(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 12, Block 7, 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 Keith Herman Lovell, Jan P. Lovell and  
ALB, Ltd. to Guaranty Federal Savings & Loan Association, dated October 2,  
1985 and recorded at Book 044, Page 396, in the Probate Office of Shelby  
County, Alabama which Grantees herein assume and agree to pay according to  
its terms.

BOOK 059 PAGE 564

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 the said GRANTEES,  
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 noted 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 GRANTEES, their heirs and assigns forever,  
against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 27th  
day of January, 1986.

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

.....(Seal)

Its President.....(Seal)

.....(Seal)

.....(Seal)

.....(Seal)

.....(Seal)

STATE OF ALABAMA  
.....COUNTY

General Acknowledgment

I, ....., a Notary Public in and for said County, in said State,  
hereby certify that.....  
whose name ..... 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.....

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 27th day of January 1986.

*[Signature]*  
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: 16

*[Signature]*  
JUDGE OF PROBATE

RECORDING FEES

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

BOOK 059 PAGE 565

BOOK 020 PAGE 204

RETURN TO

TO

WARRANTY DEED  
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,  
County.

Judge of Probate

THIS FORM IS FURNISHED BY  
ALABAMA TITLE CO., INC.  
615 NORTH 21st STREET  
BIRMINGHAM, ALABAMA