

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: DOUGLAS ROGERS

Charles E. Pinyan

ATTORNEY AT LAW

1042 Winterhaven Dr.

ADDRESS: 1920 MAYFAIR DRIVE

Alabaster, AL 35007

BIRMINGHAM, AL 35209

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
Charles E. Pinyan and Wanda K. Pinyan

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

Lot 12, Block 4, according to the Survey of Bermuda Hills, Second Sector,
First Addition, as recorded in Map Book 7, Page 16, 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. Pinyan, Wanda K. Pinyan and
ALB, Ltd. to Guaranty Federal Savings and Loan Association, dated July 31,
1984 and recorded at Book 453, Page 782, 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 the said GRANTEE,
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 GRANTEE, 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 10th
day of February, 1986

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

Its President

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____

BOOK 063 PAGE 447

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 February, 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 MAR 10 AM 10:11

Thomas J. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>50</u>
2. Mtg. Tax	
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.50</u>

BOOK 063 PAGE 448

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

(Rev'd 6-76)