

SEND TAX NOTICE TO:

(Name) Grantees

(Address) 1206 Winterhaven Dr.
Alabaster, AL 35007

This instrument was prepared by

(Name) DOUGLAS ROGERS

ATTORNEY AT LAW

1920 MAYFAIR DRIVE

(Address) BIRMINGHAM, AL 35208

FM No. ATC 27 REV. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

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 or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

ALB, Ltd., an Alabama limited partnership By: Federal Properties, Inc., its sole general partner and Benjamin H. Singleton and wife Brenda Sue Singleton

(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard W. Melton and Becky D. Melton

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 19, 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 Benjamin H. Singleton, Brenda Sue Singleton and ALB, Ltd. to Guaranty Federal Savings and Loan Association, dated February 12, 1985 and recorded at Book 018, Page 123, 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 Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, we have hereunto set OUR hand(s) and seal(s), this 28th day of February, 1986

WITNESS:

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

(Seal)

[Signature]
Its President

(Seal)

(Seal)

[Signature]
BENJAMIN H. SINGLETON

[Signature]
BRENDA SUE SINGLETON

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benjamin H. Singleton and Brenda Sue Singleton whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of February, A. D., 19 86

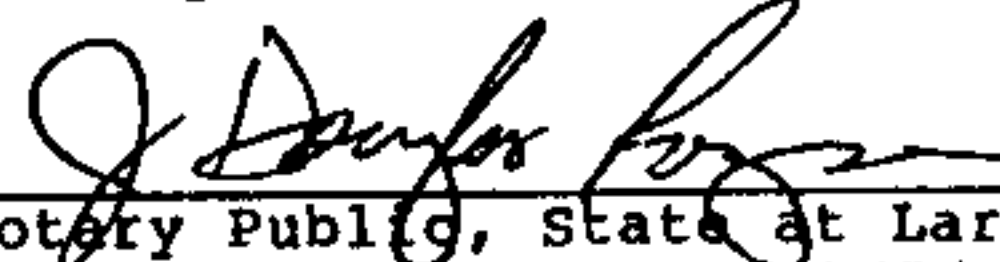
[Signature]
Public.

BOOK 063 PAGE 442

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.

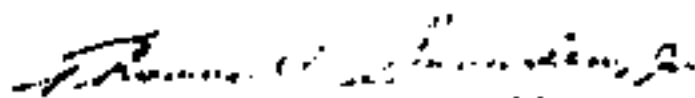
Given under my hand this 28th day of February, 1986.


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

BOOK 063 PAGE 443

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

1986 MAR 10 AM 10:10


JUDICIAL OFFICE

1. Dead Tax	\$.50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	6.50

5-2-86

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM

ALABAMA TITLE CO., INC.
BIRMINGHAM, ALABAMA