

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

P. O. BOX 360187

(Address) BIRMINGHAM, ALABAMA



Handwritten note:
Please 100
assumption
show 500 consideration

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100TH (\$1.00) DOLLAR

to the undersigned grantor, ALB, LTD., AN ALABAMA LIMITED PARTNERSHIP (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

DAVID EARL McCURRY AND WIFE, KATHY EMMA McCURRY

(herein referred to as GRANTEE) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, ALABAMA, TO-WIT:

Lot 9, Block 4, according to the map and 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 existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Guaranty Federal Savings and Loan Association and assigned to Morris Mortgage Corporation in Mortgage Book 56, Page 415, and re-assigned to Mid-States Mortgage Corporation in Mortgage Book 56 page 711, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Grantees' Address: 1060 WINTERHAVEN DR. ALABASTER, AL. 35097

TO HAVE AND TO HOLD, To the said GRANTEE for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, DAVID J. DAVIS who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18TH day of MARCH, 19 86 ALB, LTD., BY FEDERAL PROPERTIES, INC. AS GENERAL PARTNER

ATTEST:

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

By DAVID J. DAVIS President

1986 MAR 20 AM 9:01

STATE OF ALABAMA
COUNTY OF SHELBY

1. Deed Tax \$.50
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 4.00

I, THE UNDERSIGNED, DAVID J. DAVIS, a Notary Public in and for said County in said State, hereby certify that DAVID J. DAVIS, President of ALB, LTD., BY FEDERAL PROPERTIES, INC., AS GENERAL PARTNER whose name as THE partnership is signed to the foregoing conveyance, and who is known to me and who has been informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this the 18TH day of MARCH 19 86

Form ALA-33

Notary Public

My Commission Expires April 9, 1987