

This instrument was prepared by

(Name) Robert P. Bynon, Jr.
(Address) 2205 Forestdale Blvd.
Birmingham, Al. 35214

Send Tax Notice To:

Federal Properties and
Investments, Inc.
name 7083 Meadow Lark Drive
Birmingham, Alabama 35242
address

WARRANTY DEED- WITHOUT TITLE OPINION OR EXAMINATION

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and the assumption of an existing mortgage recorded in Book 427, page 249, in the Shelby County Probate Office

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Jerry Gordon Jaynes and wife, Martha F. Jaynes

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Federal Properties and Investments, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, Block "A" according to the amended map of Fox Haven 1st Sector, as recorded in Map Book 7 at page 86 in the Probate Office of Shelby County, Alabama.

Grantees herein jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by F P #5, Ltd. and delivered to Morris Mortgage Corporation in the amount of \$40,399.90, dated February 1, 1983, and mortgage securing said Promissory Note of even date therewith, upon the property conveyed in the mortgage, which mortgage is recorded in Book 427, page 249 in the Probate Office of Shelby County, Alabama, and subsequently assigned to First Union Mortgage Corporation in October, 1983, including, but not limited to, the obligations to repay the debt.

1. Deed Tax	\$1.50
2. Adm. Fee	\$1.50
3. Recording Fee	\$2.00
4. Indexing Fee	\$1.00
5. No Tax Fee	\$1.00
6. Certified Fee	\$1.00
Total	\$7.00

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, we have hereunto set our hands(s) and seal(s), this 27th day of December, 1990.

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

90 DEC 28 PM 3:10

Judge of Probate

Jerry Gordon Jaynes (Seal)

Martha F. Jaynes (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry Gordon Jaynes and wife, Martha F. Jaynes, whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of December, A. D., 1990.

Notary Public
MY COMMISSION EXPIRES: MAR. 7, 1993.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

E. Barker