

This instrument was prepared by

(Name) First Real Estate Corporation of Alabama

(Address) P. O. Box 9, Pelham, Alabama 35124

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and No/100-----DOLLARS,

to the undersigned grantor, Roy Martin Construction, Inc. a corporation,
in hand paid by Owens Enterprises, Inc.

the receipt of which is hereby acknowledged, the said Roy Martin Construction, Inc.

does by these presents, grant, bargain, sell and convey unto the said Owens Enterprises, Inc.

the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18, according to Monte Tierra 1st Addition Subdivision, as recorded in Map Book 6, Page 93, in the Probate Office of Shelby County, Alabama.

Subject to: 1) restrictive covenants and conditions filed for record on June 1, 1976, in Misc. Book 16, Page 194; 2) 40 foot building set back line from Eddings Lane as shown on record plat; 3) utility easements as shown on recorded map of said subdivision; and 4) right of way to Alabama Power Company as recorded in Volume 112, Page 456, and in Volume 123, Page 433, in Probate Office.

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Shelby Cnty Judge of Probate, AL
12/14/1976 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD, To the said Owens Enterprises, Inc., his heirs and assigns forever.

And said Roy Martin Construction, Inc. does for itself, its successors and assigns, covenant with said Owens Enterprises, Inc.

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 Owens Enterprises, Inc. heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Roy Martin Construction, Inc. by its President, Roy L. Martin, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of November, 1976.

~~XXXXXX~~

Roy Martin Construction, Inc.
By Roy L. Martin, President
1976 DEC 14 7:51
SHELBY COUNTY JUDGE OF PROBATE

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned said State, hereby certify that Roy L. Martin whose name as President of Roy Martin Construction, Inc. a corporation, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 29th day of November, 1976.

Notary Public