This instrument was prepared by

719

(Name) LARRY L. HALCOMB, Attorney at Law

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

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 Eighty eight thousand five hundred and no/100 ($88,500.00) -------- DOLLARS,

to the undersigned grantor, Martens Homes, Inc. a corporation, in hand paid by
Daniel Walter DuBose, Jr. and Pride Schuler Dubose
the receipt of which is hereby acknowledged, the said Martens Homes, Inc.

does by these presents, grant, bargain, sell and convey unto the said Daniel Walter Dubose, Jr. and Pride Schuler Dubose
the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 38 according to the survey of Second Addition to Riverchase West Residential Subdivision, as recorded in Map Book 7, page 59, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1979.

Subject to easements, restrictions and rights of way of record.

Mineral and mining rights excepted.

19790618000075390 1/1 $.00
Shelby Cnty Judge of Probate, AL
06/18/1979 12:00:00AM FILED/CERT

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$ 79,650.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Daniel Walter Dubose, Jr. and Pride Schuler Dubose, their heirs and assigns forever.

And said Martens Homes, Inc. does for itself, its successors and assigns, covenant with said
Daniel Walter Dubose, Jr. and Pride Schuler Dubose, their

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
Daniel Walter Dubose, Jr. and Pride Schuler Dubose, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Martens Homes, Inc. by its President, William F. Martens, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of June, 1979.

ATTEST: MARTENS HOMES, INC.

JUN 18 AM 8 24 By William F. Martens
Secretary President

Deed 9.00
Rec. 1.50
Ind. 1.00
11.50

Sec mtg. 392-770

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that William F. Martens whose name as President of Martens Homes, 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 13th day of June, 1979.

Thomas R. Graham
Notary Public