

(Name) First Real Estate

1587



Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

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

Corporation Form Warranty Deed

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF SHELBY

That in consideration of Sixteen Thousand Nine Hundred and No/100----- DOLLARS,

to the undersigned grantor, Roy Martin Construction, Inc. a corporation

(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 Wayne Russell Builders, Inc.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Lot 70 according to the survey of Sunny Meadows, 2nd Sector, as recorded in Map Book 9 Page 1 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

BOOK 358 PAGE 497

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it 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, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Roy L. Martin President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 22 day of August, 19 84

ATTEST:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

STATE OF ALABAMA
1984 AUG 29 AM 10:05
COUNTY OF SHELBY

I, Under Signed
hereby certify that Roy L. Martin

By Roy L. Martin President

Deed Tax 17.00
Rec 2.50
Ind 1.00
20.50

a Notary Public in and for said County, in said State,

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 22 day of August, 19 84

MY COMMISSION EXPIRES MAY 26, 1985