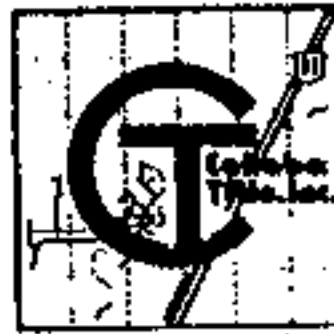


This instrument was prepared by

1847

(Name) Courtney H. Mason, Jr.  
(Address) PO Box 360187  
Birmingham, AL 35236-0187



This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-6600

Policy Issuing Agent for



SAFECO Title Insurance Company

Corporation Form Warranty Deed

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Eight thousand & 00/100ths (\$8,000.00) 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

David Smelcer, a married man

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

Lot 12 of Block 3, Resurvey of George's Subdivision of Keystone, Sector Three, as recorded in Map Book 4, Page 33, Office of the Judge of Probate, Shelby County, Alabama, said part of Lot 12 being more particularly described as follows:

Said Lot 12 less and except the following:

Commence at the Northwest corner of said Lot 12, also being the Northeast corner of said Lot 13, for a point of beginning, thence easterly along the northerly line of Lot 12 a distance of 15.96 feet; thence 99 degrees 51 minutes 37 seconds right a distance of 177.15 feet to the northerly right-of-way margin of Hillwood Drive, a dedicated street in said recorded subdivision, said point being on a curve concave southerly, said curve having a central angle of 2 degrees 09 minutes 27 seconds and a radius of 159.34 feet; thence 90 degrees 58 minutes 39 seconds right to the tangent of said curve; thence 6.00 feet along the arc of said curve and northerly right-of-way margin to the Southwest corner of Lot 12, also being the Southeast corner of Lot 13; thence 90 degrees 00 minutes 00 seconds right from the tangent of the preceding curve and along the westerly line of Lot 12, also being the easterly line of Lot 13, a distance of 174.90 feet to the point of beginning.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

Grantees' Address:

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 19<sup>th</sup> day of June, 1986

ATTEST:

*Secretary*  
Roy L. Martin  
1150

ROY MARTIN CONSTRUCTION, INC.

By *Roy L. Martin*  
Roy L. Martin President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned

hereby certify that Roy L. Martin

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

1986 JUN 25 AM 11:58

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

whose name as the 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 19<sup>th</sup> day of June, 1986

Cahaba Title

Form ALA-32 (Rev. 12-74)

*Michele*  
Notary Public