

This instrument was prepared by

(Name) Courtney H. Mason, Jr.
P. O. Box 360187
(Address) Birmingham, AL

Corporation Form Warranty Deed

1673

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company



STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY SIX THOUSAND AND NO/100TH (\$26,000.00) 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

RALPH TIMOTHY ROGERS

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

SHELBY COUNTY, ALABAMA:

From the NW corner of SW 1/4 of NE 1/4 of Section 4, Township 21 South, Range 3 West, run East along the North boundary of said SW 1/4 of NE 1/4 of said Section for 703.65 feet to a point on the East right of way of the Elyton-Montevallo Road for the point of beginning of the land herein described; thence turn an angle of 96 deg. 20 min. to the left and run Northerly along the East right of way of the said Elyton-Montevallo Road for 87.55 feet; thence turn an angle of 90 deg. 00 min. to the right and run 200 feet; thence turn an angle of 90 deg. 00 min. to the right and run 150 feet; thence turn an angle of 90 deg. 00 min. right and run 200 feet to a point on the East right of way of the Elyton-Montevallo Road; thence turn an angle of 90 deg. 00 min. right and run Northerly along the East right of way of the said road for 62.45 feet to the point of beginning. This land being a part of the NW 1/4 of NE 1/4 and the SW 1/4 of NE 1/4 of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama. Mineral and mining rights excepted.

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

\$26,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantee's Address: RT. 1 Box 503 Maylene, AL.

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
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 14th day of August, 1986

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

STATE OF ALABAMA

COUNTY OF SHELBY

I, THE UNDERSIGNED

hereby certify that ROY L. MARTIN

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

14th day of August, 1986

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My Commission Expires April 9, 1987

Form ALA-32 (Rev. 12-74)

Notary Public

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

1986 AUG 22 PM 12:49

JUDGE OF PROBATE

By Roy L. Martin
President

