

2161

This instrument was prepared by:
(Name) First Real Estate
(Address) P.O. Box 9 Pelham, AL 35124

Send Tax Notice to:
(Name) _____
(Address) _____

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Two Thousand Five Hundred and No/100-----DOLLARS

to the undersigned grantor, Mallard Pointe Partnership, an Alabama Partnership 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 presentes, grant, bargain, sell and convey unto

Cecil Riggins and Harold Connell d/b/a C & R Construction

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

Lot 9 according to the survey of Mallard Pointe subdivision as recorded in Map Book 10 Page 70 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

BOOK 116 PAGE 906

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 partners President, who is authorized to execute this conveyance, hereto-set its signature and seal,

this the 29th day of January, 19 87

ATTEST:

Deed TAX 22.50
Rec 2.50
Jud 1.00
26.00

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

1987 FEB 26 PM 12:09

Mallard Pointe Partnership, an Alabama Partnership
Roy Martin Construction, Inc.

By: It's Pres:
By: Roy L. Martin Resident
Partner

J. Harris Development Corporation
By: It's Pres: Jack D. Harris
Partner

STATE OF ALABAMA

Shelby

County }

Judge of Probate

I, Undersigned

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

hereby certify that Roy L. Martin whose named as President of Roy Martin Construction, Inc. and Jack D. Harris whose named as President of J. Harris Development Corporation whose name as partners President of Mallard Pointe Partnership, an Ala. Partnership, 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, they as such officer and with full authority, executed the same voluntarily for and as the act of said corporation partnership

FIRST ALABAMA BANK

SHELBY COUNTY

P. O. BOX 633

HELENA, AL 36908

Carol Joyce Upmeyer
Notary Public

my commission Expires 10-1-88