

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office

(205) 988-5600

Eastern Office

(205) 833-1571

This instrument was prepared by:

(Name) First Real Estate

(Address) P.O. Box 9

Pelham, AL 35124

Send Tax Notice to:

(Name) Steve Foster

(Address) 974 18th St. South

B'ham, AL 35205

**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---(22,500.00)----- 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

Steve Foster, An Individual

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

Lot 8 according to the survey of Mallard Pointe, First Addition as recorded in Map Book 11, Page 86 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

BOOK 202 PAGE 729

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 SEP -2 AM 11:39

Thomas H. Shanderson, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 22.50  
2. Mtg. Tax         
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 26.00

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 31st day of August, 19 88

ATTEST:

Mallard Pointe Partnership, an Alabama Partnership  
Roy Martin Construction, Inc.  
By: It's President

By

Ray H. Martin  
Partner ~~President~~

J. Harris Development Corporation  
By: It's President

By: Jack D. Harris  
Partner

**STATE OF ALABAMA**

Shelby

**County**

I, Martha Noyes

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, ~~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, they as such ~~officers~~ 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 31st day of August, 19 88

3-16-81

My Commission Expires:

Martha Noyes  
Notary Public