

This form furnished by:

173  
**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

This instrument was prepared by:

(Name) First Real Estate Corp of AL  
(Address) P.O. Box 9  
Pelham, Alabama 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--(\$22,500.00)----- 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 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 45 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 248 PAGE 975

1. Deed Tax \$ 22.50  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
Cert 1.00  
4. Indexing Fee 3.00  
TOTAL 29.00

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

President, who is

this the 31 day of July, 19 89

ATTEST:

Secretary

By

Roy L. Martin  
Roy L. Martin

President

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 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 31st day of July, 19 89

MY COMMISSION EXPIRES MARCH 16, 1991

Commission Expires:

Martha J. Noyes  
Notary Public