

INST # 1999-10198

SEND TAX NOTICE TO: TRINITY BUILDERS, INC.

03/11/1999-10198

09:41 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CRH 9.50

CORPORATION WARRANTY DEED, INDIVIDUAL

THE STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FORTY SEVEN THOUSAND AND NO/100 (\$46,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, DON MARTIN CONSTRUCTION COMPANY, INC., a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, GRANT, BARGAIN, SELL and CONVEY unto TRINITY BUILDERS, INC., AN ALABAMA CORPORATION, (herein referred to as GRANTEE(S)), their heirs and assigns, the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

LOT 63, ACCORDING TO THE SURVEY OF EAGLE POINT, 12TH SECTOR, PHASE III, AS RECORDED IN MAP BOOK 24, PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

\$200,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns **FOREVER**.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, DON MARTIN CONSTRUCTION COMPANY, INC., a corporation, has caused this instrument to be executed by DONALD W. MARTIN its duly authorized PRESIDENT and its corporate seal of said corporation to be here unto affixed and attested by its duly authorized officer this 2nd day of March, 1999.

ATTEST:

DON MARTIN CONSTRUCTION COMPANY, INC.

BY: 
its President

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that DONALD W. MARTIN whose name as PRESIDENT of DON MARTIN CONSTRUCTION COMPANY, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 2nd day of March, 1999.


 Notary Public

Prepared By:

STEWART & ASSOCIATES, P.C.

3505 GRANDVIEW PARKWAY, SUITE 350

BIRMINGHAM, ALABAMA 35243

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES: April 15, 1999.
 BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.