This instrum[redacted] prepared by [redacted] [redacted]

5348

(Name) First Real Estate Corporation of Alabama

(Address) P. O. Box 9, Pelham, Alabama 35124

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and No/100----------DOLLARS,

to the undersigned grantor, Roy Martin Construction, Inc. a corporation,
in hand paid by Acton-Coggins Builders, Inc.

the receipt of which is hereby acknowledged, the said Roy Martin Construction, Inc.

does by these presents, grant, bargain, sell and convey unto the said Acton-Coggins Builders, Inc.

the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, according to Monte Tierra 1st Addition Subdivision, as recorded in Map Book 6, Page 93, in the Probate Office of Shelby County, Alabama.

Subject to: 1) restrictive covenants and conditions filed for record on June 1, 1976, in Misc. Book 16, Page 194; 2) 40 foot building set back line from Eddings Lane as shown on record plat; 3) utility easements as shown on recorded map of said subdivision; and 4) right of way to Alabama Power Company as recorded in Volume 112, Page 456, and in Volume 123, Page 433, in Probate Office.

BOOK 303 PAGE 647

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Shelby Cnty Judge of Probate,AL
02/07/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said Acton-Coggins Builders, Inc., his heirs and assigns forever.

And said Roy Martin Construction, Inc. does for itself, its successors and assigns, covenant with said Acton-Coggins Builders, Inc.

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 Acton-Coggins Builders, Inc., his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Roy Martin Construction, Inc. by its President, Roy L. Martin, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of December, 1976.

ROY MARTIN CONSTRUCTION, INC.

~~ATTEST:~~

~~Secretary~~

By Roy L. Martin
President

STATE OF ALABAMA
COUNTY OF SHELBY

1.50
1.00
5.00 Deed Tax

I, the undersigned 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 2nd day of December, 1976.

Jerry Wayne Russell
Notary Public

FILED FEB 7 1977 8:49 AM
JUDGE OF PROBATE