


THIS INSTRUMENT PREPARED BY:
First Real Estate Corporation of Alabama
P. O. Box 9
Pelham, Alabama 35124

6.57

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY


1980082000091870 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
08/20/1980 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of
Sixteen Thousand Nine Hundred Fifty and NO/100 ----- DOLLARS

to the undersigned grantor, Sunny Meadows, an Alabama General Partner-
ship, in hand paid by ROY MARTIN CONSTRUCTION, INC.
the receipt of which is hereby acknowledged, the said Sunny Meadows,
an Alabama General Partnership, does by these presents, grant, bargain,
sell and convey unto the said ROY MARTIN CONSTRUCTION, INC.
the following described real estate situated in Shelby County, Alabama,
to-wit:

Lot 25, in Block 1 according to the survey of Sunny Meadows, Phase Two, as recorded
in Map Book 8, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permits to Alabama
Power Co. recorded in Deed Book 129, Page 128, Deed Book 139, Page 598,
Deed Book 139, Page 540, Deed Book 134, Page 514 and Deed Book 220, Page
69; (3) Right-of-way to Shelby County recorded in Deed Book 216, Page 1
(4) Easement to Alabama Gas Corporation recorded in Deed Book 323,
Page 667, and Deed Book 323, Page 671; (5) Agreement for underground
transmission and distribution service to Alabama Power Company recorded
in Deed Book 316, Page 465 and in Deed Book 326, Page 126; (6) Restrict
covenants and conditions as set out in Misc. Book 36, Page 881; (7) Pub
utility easements and building set back line as shown by recorded plat.

\$16,950.00 of the purchase price recited above was paid from mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said ROY MARTIN CONSTRUCTION, INC.
its successors and assigns (~~their heirs and assigns~~) forever.

And said Sunny Meadows, an Alabama General Partnership, does for
itself, its successors and assigns, covenant with said

ROY MARTIN CONSTRUCTION, INC. its successors and assigns (~~their heirs and assigns~~)
and ~~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
ROY MARTIN CONSTRUCTION, INC. its successors and assigns
(~~their heirs and assigns~~) forever, against the lawful claims of all
persons.

13.2.76

BOOK 328 PAGE 06

IN WITNESS WHEREOF, the said Sunny Meadows, an Alabama General Partnership, by its General Partners Roy L. Martin and Sherwood J. Stamps, who are authorized to execute this conveyance, have hereunto set their signatures and seals this the 18th day of August, 1980.

SUNNY MEADOWS, An Alabama General Partnership

By Roy L. Martin
General Partner

By Sherwood J. Stamps
General Partner

STATE OF ALABAMA)
COUNTY OF)

19800820000091870 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
08/20/1980 00:00:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin and Sherwood J. Stamps whose names as General Partners of Sunny Meadows, an Alabama General Partnership, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they, in their capacity as such General Partners, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of August, 1980.

Margaret C. Barker
NOTARY PUBLIC
My Commission Expires January 22, 1983

Page 6-A
Book 328

See Mtg. 404-901
Rec. 300
Exp. 100
400
AUG 20 AM 10:58