

This instrument was prepared by

This Form furnished by:

(Name) First Real Estate

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

Corporation Form Warranty Deed



Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

1186

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Five Thousand and No/100 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 presents, grant, bargain, sell and convey unto James E. & Ramona S. Bishop

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Commence at the Northeast corner of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama; thence run South along the East $\frac{1}{2}$ $\frac{1}{2}$ line a distance of 120.24 feet to the intersection of said line with the easterly right of way of U.S. Highway #31 and the point of beginning; thence continue last course a distance of 310.0 feet; thence turn right 90 deg. 21 min. a distance of 157.25 feet to a point on the easterly right of way of U.S. Highway 31; thence turn right 116 deg. 37 min. and run Northeasterly along said right of way a distance of 346.74 feet to the point of beginning; being situated in Shelby County, Alabama.

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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 Roy L. Martin President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 15th day of October, 1984

ATTEST:

Deed Tax 65.00
Rec 2.50
Ind 1.00
68.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 OCT 22 AM 8 35

By Roy L. Martin
President

STATE OF Alabama

COUNTY OF Shelby
I, Undersigned

Thompson A. Lawrence, Jr.
JUDGE OF PROBATE

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 17th day of October, 1984