

This instrument was prepared by

(Name) Phyllis Howton

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

Corporation Form Warranty Deed

This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company



STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Five thousand Five hundred & no/100 (\$25,800.00) DOLLARS,  
to the undersigned grantor, J-Mar Development 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  
Benny Griffin Construction, Inc.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in  
Shelby County, Alabama to-wit:

Lot 15 Mar-Wood Sundivision, First Sector as recorded in Map  
Book 9, Page 60, in the Probate Office of Shelby County.

Subject to taxes, easements and restricitons of record.

BOOK 020 PAGE 994

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 encum-  
brances, 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 12th day of March, 19 85

ATTEST: Deed Tax 26.00  
Rec 2.50  
Ind 1.00  
24 50  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT IS  
FILED  
1985 MAR 15 PM 12:44  
Secretary

By James Ray Martin  
President

STATE OF Alabama

COUNTY OF Shelby

I, the Undersigned

a Notary Public in and for said County, in said State,

hereby certify that James Ray Martin

whose name as President of J-Mar Development Inc.

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 12th day of March, 19 85

Phyllis H. Howton  
Notary Public