

(Name) Phyllis Howton 36
(Address) P.O. Box 9 Pelham, AL 35124



Cahaba Title, Inc.
Highway 31 South at Valley Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY FIVE THOUSAND EIGHT 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
J.R. SCOTT CONSTRUCTION CO., INC.

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

SHELBY COUNTY, ALABAMA TO-WIT:

LOT 3 MAR-WOOD SUBDIVISION, FIRST SECTOR AS RECORDED IN MAP BOOK 9,
PAGE 60, IN THE PROBATE OFFICE OF SHELBY COUNTY.

SUBJECT TO TAXES, EASEMENTS AND RESTRICTIONS OF RECORD.

BOOK 023 PAGE 153

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 President, who is
authorized to execute this conveyance, hereto set its signature and seal,

this the 2nd day of APRIL, 1985

ATTEST:

Deed TAX 26.00
Rec 2.50
Jud 1.00
29.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 APR -5 AM 10:53

STATE OF Alabama

COUNTY OF Shelby
I, UNDERSIGNED

Thomas A. Spaulding, Jr.
JUDGE OF PROBATE

By James Ray Martin President

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. 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 April, 1985

Shelby Bank

NOTARY PUBLIC
David A. Cobb
Notary Public
James Ray Martin