

CORPORATION WARRANTY DEED

THE STATE OF ALABAMA,
~~MONTGOMERY~~ COUNTY.
 SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 DOLLARS and other valuable considerations

to the undersigned GRANTOR, AFBIC Development Company, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Roy Martin Construction, Inc.

(herein referred to as GRANTEE(S) its successors ~~and assigns~~ and assigns, the following described Real Estate, situated in the County of ~~Montgomery~~ and State of Alabama, to-wit:
 Shelby

Lot 10, according to the Map of Audubon Forest, as said Map appears of record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 8, at Page 126, all minerals and mining rights excepted.

This conveyance and the covenants of title herein are made subject to any and all restrictions, reservations, easements, rights of way and covenants of record in said County affecting said property, and the lien for ad valorem taxes against said property for the current year, which taxes Grantee assumes and agrees to pay.

The entire purchase price recited above was paid by proceeds of mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 1985 MAY 17 AM 8:38

Rec-250
 Ind-100
 350

Thomas G. Swannick, Jr.
 JUDGE OF PROBATE

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) its successors ~~and assigns~~ FOREVER. And GRANTOR does covenant with the said GRANTEE(S) its successors ~~and assigns~~, that it is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE(S) its successors ~~and assigns~~, and the GRANTOR will warrant and defend the premises to the said GRANTEE(S) its successors ~~and assigns~~ forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, AFBIC DEVELOPMENT COMPANY, a corporation, has caused this instrument to be executed by Goodwin L. Myrick, its duly authorized President and its corporate seal of said corporation to be hereunto affixed and attested by J. T. Salmon, its duly authorized Secretary this 8th day of May, 1985.

ATTEST:

AFBIC DEVELOPMENT COMPANY
 Corporate Name

J. T. Salmon
 Its Secretary

BY: Goodwin L. Myrick
 Its President

THE STATE OF ALABAMA,
 MONTGOMERY COUNTY.

I, Wanda H. Spivey, a Notary Public, in and for said State at Large hereby certify that Goodwin L. Myrick and J. T. Salmon, whose names as President and Secretary, respectively, of AFBIC Development Company, a corporation, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 8th day of May, 1985

Wanda H. Spivey
 Notary Public

This Instrument Prepared By
 AFBIC Development Company
 P. O. Box 11000
 Montgomery, Alabama 36198

W. D. Corp. of the So.

027 PAGE 378

*Lat
 value
 \$15,000.*