

This instrument was prepared by

(Name) Ray Martin

(Address) 4525 Valleydale Road, Birmingham 35243



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

Corporation Form Warranty Deed

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Twenty-one Thousand, Seven Hundred Fifty-five and no/100- **DOLLARS,**
to the undersigned grantor, Jr 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

Jimmy Dan Beavers and wife, Patricia Ann Beavers
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 6, according to Mar-Wood, 1st Sector, as recorded in Map Book 9 Page 60 in
the Probate Office of Shelby County, Alabama.

Subject to taxes and easement and restrictions of record.

\$21,755.00 of the purchase price recited above was paid from mortgage loan
closed simultaneously herewith.

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

1985 MAY 30 AM 8:58

Thomas A. Linder, Jr.
JUDGE OF PROBATE

Rec. 250
Sub 100
350

BOOK 028 PAGE 700

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 21st day of May, 1985

ATTEST:

J-Mar Development, Inc.

Secretary

By

James Ray Martin
President

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned authority

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 21 day of May, 1985