

12.34
This instrument was prepared by

(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, AL 35236-0187

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

)

DOLLARS,

That in consideration of Seventy-eight thousand & NO/100th (\$78,000.00)

a corporation

to the undersigned grantor, Roy Martin Construction, Inc.

(herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Harriett A. Randall, an unmarried woman
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama; to-wit:

Lot 37, according to the map and survey of Willow Creek, Phase I, as recorded in Map Book 7 page 132 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$25,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 1427 Willow Creek Parkway
Alabaster, AL 35007

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

1985 SEP 23 AM 10:23

Thomas P. Richardson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		5300
Mineral Tax		
Recording Fee		250
Index Fee		100
TOTAL	\$	5650

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

President, who is

this the 20th day of September, 1985

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

Secretary

By

Roy L. 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 Roy L. Martin

whose name as the 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 20th day of September, 1985

Notary Public