

This instrument was prepared by

1086

This Form furnished by:

(Name) First Real Estate

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



**Cahaba Title, Inc.**

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

Pelham, Alabama 35124

Phone (205) 988-6600

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 Seventeen Thousand Five Hundred and No/100----- DOLLARS,

to the undersigned grantor, Roy Martin Construction, 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

Ray Bailey 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 A of Sunny Meadows, Phase Three, as recorded in Map Book 8 Page 171 in Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>17.50</u>
Mineral Tax		
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>21.00</u>

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

1985 DEC 17 AM 8:52

Thomas A. Shandling, Jr.  
JUDGE OF PROBATE

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

President, who is

this the 13th day of December, 19 85

ATTEST:

Secretary

By

Roy L. Martin

President

STATE OF Alabama

COUNTY OF Shelby  
I, Undersigned

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

hereby certify that Roy L. Martin

whose name as 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 13th day of December, 19 85