

This instrument was prepared by

(Name) First Real Estate 1572

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

Corporation Form Warranty Deed



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalair South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and No/100-----DOLLARS,

to the undersigned grantor, Willow Creek, a General Partnership a ~~cooperative~~

(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

Wayne Russell Builders, Inc.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama; to-wit;

Lot 20 according to the map and survey of Willow Creek, Phase Two as recorded in Map Book 9 Page 102 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to restrictions and easements of record.

BOOK 054 PAGE 996

Grantee's Address: P.O. Box 9 Pelham, AL 35124

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

this the 29th day of November, 1985

ATTEST:

Deed Tax 10.00
Res 2.50
Ind 1.00
13.50

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

1985 DEC 27 AM 11:03
Secretary

STATE OF Alabama

COUNTY OF I

Undersigned

Shelby
JUDGE OF PROBATE

Willow Creek, a General Partnership
Bama Builders, Inc.

By: It's Pres:

By

General Partner

Roy Martin Construction, Inc.

By: It's Pres:

General Partner

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

hereby certify that Roy Martin Construction, Inc. & Bama Builders, Inc.

whose name as partner of Willow Creek, a General Partnership, a ~~cooperative~~, 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, the, as such ~~officer~~ and with full authority, executed the same voluntarily for and as the act of said ~~corporation~~ Partnership partners.

Given under my hand and official seal, this the 29th day of November, 1985

Shelby State Bank

Roy Martin Construction