

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

PO Box 360187

(Address) 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) 988-6800

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 One hundred thirty thousand & 00/100ths (\$130,000.00) DOLLARS,

to the undersigned grantor, Roy Martin Construction Company, 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

Daniel L. Copus, a single man

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

Lot 1016, according to the survey of Riverchase Country Club, Seventeenth Addition Residential Subdivision, as recorded in Map Book 9 page 50 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$103,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 824 Tulip Poplar Drive, Birmingham, Alabama 35244

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

1986 FEB 28 AM 11:47

F. Thomas, Jr., Judge of Probate
JUDGE OF PROBATE

1. Deed Tax \$ 27.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 30.50

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.

ROY MARTIN CONSTRUCTION COMPANY, INC.

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 27th day of February, 1986.

ATTEST:

ROY MARTIN CONSTRUCTION COMPANY, 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 Company, 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.

My Commission Expires April 9, 1987

Given under my hand and official seal, this the 27th day of February, 1986.