

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) 2032 Valleydale Road
Birmingham, AL 35243

Corporation Form Warranty Deed



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

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Thirty Thousand and no/100th (\$330,000.00)----- DOLLARS,

to the undersigned grantor, Roy Martin Construction, Inc., a corporation 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
Mallard Pointe Partnership, an Alabama Partnership

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

(See Attached Exhibit "A" for Legal Description)

\$750,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

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

this the 4th day of August 19 86

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin President

Secretary

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 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

SHELBY STATE BANK

P. O. Box 216

Form ALA-32 (Rev. 12-74) PELHAM, ALABAMA 35124

day of August 19 86

James D. Cobb
Notary Public

EXHIBIT "A"

A part of the S 1/2 of the SW 1/4 and the S 1/2 of the NW 1/4 of the SW 1/4, all in Section 18, Township 20, Range 2 West, said part being more particularly described as follows: Beginning at the Southeast corner of said S 1/2 of SW 1/4; run thence North along the East line thereof for 1241.49 feet to a point in the center of a public road; thence Westerly along the meanderings of said public road to its intersection with the North line of said S 1/2 of SW 1/4, said meanderings being further described as follows: From the point in the center of the public road thus obtained, turn left 97 deg. 02 min. for 82.20 feet; thence right 4 deg. 07 min. for 117.78 feet; thence left 30 deg. 37 min. for 135.73 feet; thence right 22 deg. 27 min. for 214.70 feet; thence right 19 deg. 10 min. for 169.80 feet; thence right 42 deg. 21 min. for 140.66 feet; thence left 23 deg. 42 min. for 43.85 feet; thence right 56 deg. 12 min. for 19.10 feet, more or less, to said North line of S 1/2 of SW 1/4; thence West along said North line of the NW corner of the SE 1/4 of SW 1/4; thence North along the East line of the S 1/2 of NW 1/4 of the SW 1/4 for 38.20 feet to a point in the center of a public road; thence left 77 deg. 17 min. and along the center of said road for 292.5 feet; thence left 5 deg. 49 min. and along the center of said road for 278.7 feet to an intersection with the center line of a paved county road; thence left 76 deg. 48 min. and along said paved county road for 264.65 feet; thence right 5 deg. 54 min. and along said paved county road for 231.63 feet; thence right 5 deg. 16 min. and along said paved county road for 251.58 feet; thence right 1 deg. 59 min. and along said paved county road for 499.4 feet, more or less, to an intersection with the North line of a four acre tract located in the SW corner of the SW 1/4 of the SW 1/4; thence East along the North line of said 4 acre tract for 332.6 feet, more or less, to the Northeast corner thereof; thence South along the East line of said 4 acre tract to South line of said Section 18; thence East 2285.20 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

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

1986 AUG 11 AM 8:39

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	—
2. Mtg. Tax		—
3. Recording Fee		5.00
4. Indexing Fee		1.00
TOTAL		6.00