

This instrument was prepared by

177

(Name) First Real Estate

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

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

First Southern Federal Savings & LC

OVERCHASE BRANCH

P.O. BOX 26577

BIRMINGHAM, ALA. 35236

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Five Thousand Five Hundred and No/100----- DOLLARS,
(\$25,000.00)

to the undersigned grantor, Roy Martin Construction, Inc. & J.D. Scott Construction Co., 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
A & E Builders, Partnership

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

Lot A according to the survey of Old Mill Trace, Third Sector, First Addition, as
recorded in Mpa Book 10 page 31 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.

BOOK 108 PAGE 403

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 encum-
brances, 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 22nd day of December, 19 86

ATTEST:

Roy Martin Construction, Inc.

Secretary

STATE OF Alabama

COUNTY OF Shelby

I, Undersigned

By

Roy L. Martin

President

J.D. Scott Construction Co., Inc.

BY:

J.D. Scott

President

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 22nd day of December, 19 86

STATE OF ALABAMA
COUNTY OF SHELBY

I the undersigned, a Notary Public in and for said County, in said state, hereby certify that J.D. Scott whose name as the President of J.D. Scott 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.

Given under my hand and official seal, this the 22nd day of December, 1986.

Carol Joyce Yancy
Carol Joyce Yancy

10-1-88
My Commission expires 10-1-88

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

1987 JAN -6 AM 11: 28

Thomas A. Snodgrass, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 25.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 31.00

108 PAGE 404
800X

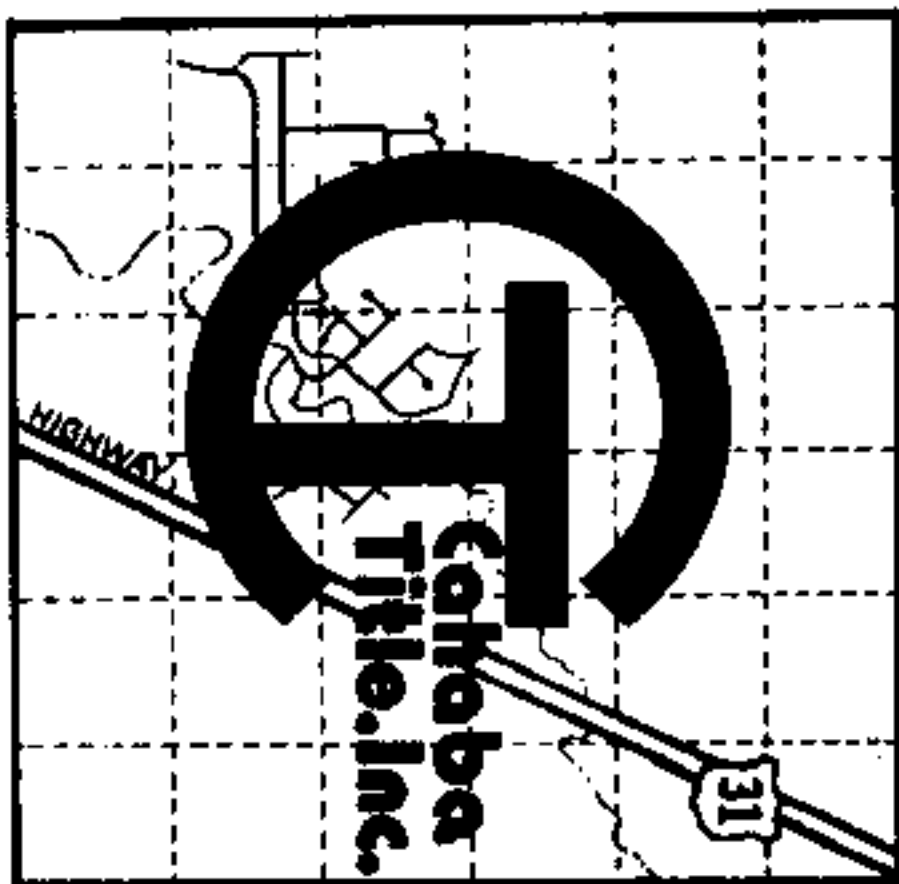
Return to:

TO

WARRANTY DEED

Corporation Form Warranty Deed

STATE OF ALABAMA
COUNTY OF



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

Recording Fee \$
Deed Tax \$