

This instrument was prepared by

(Name) First Real Estate 2235

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

Corporation Form Warranty Deed

This Form furnishes

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 Twenty Two Thousand Five Hundred and No/100----- DOLLARS,

to the undersigned grantor, Mallard Pointe Partnership, an Alabama Partnership ~~incorporation~~

(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 Langston Builders, Inc.

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

Lot 31 according to survey of Mallard Pointe subdivision as recorded in Map Book 10 Page 70 in the Probate Office, of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

this the 15th day of January, 1987

ATTEST: Deed TAX 22.50
Rec 2.50 STATE OF ALA. SHELBY CO.
Ind 1.00 I CERTIFY THIS
26.00 INSTRUMENT WAS FILED
1987 JAN 30 AM 8:41
Secretary

STATE OF Alabama

COUNTY OF Shelby
I, Undersigned

Mallard Pointe Partnership, an Alabama Partnership
Roy Martin Construction, Inc.
By: It's Pres:

By Roy L. Martin
Partner President

J. Harris Development Corporation
BY: It's Pres:

Jack D. Harris
Partner President
a Notary Public in and for said County, in said State,

hereby certify that Roy L. Martin whose named as President of Roy Martin Construction, Inc. and Jack D. Harris whose named as President of J. Harris Development Corporation whose name as partners ~~President of~~ Mallard Pointe Partnership, an Alabama Partnership, 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 partnership partners

Given under my hand and official seal, this the

19th day of January, 1987
Carol Joyce Yancy
Notary Public