

This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

This instrument was prepared by

(Name) First Real Estate

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

2237



Corporation Form Warranty Deed

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 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

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 36 according to the 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.

BOOK 112 PAGE 490

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
2 es 2.50
Ind 1.00
26.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT FILED
1987 JAN 30 AM 8:42
Secretary

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

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

STATE OF Alabama

COUNTY OF Shelby
I, Undersigned

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, are partners 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 said partners 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

HELENA, AL 35080

19th day of January, 1987

Notary Public