

This instrument was prepared by:

(Name) First Real Estate
(Address) P.O. Box 9 Pelham, AL 35124

Send Tax Notice to:

(Name) _____
(Address) _____

163

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

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 presentes, grant, bargain, sell and convey unto

Roy Martin Construction, Inc.

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

Lot 22 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.

\$22,500.00 of the purchase price recited herein was paid from proceeds of mortgage loan closed simultaneously herewith.

BOOK 117 PAGE 488

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 12th day of February, 19 87

ATTEST:

1. Doc. Tax 4.00
2. Mtg. Tax 0.00
3. Recording Fee 2.50
4. Indexing Fee 1.00

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

1987 MAR -3 AM 9:53

STATE OF ALABAMA 3.50

Shelby County

JUDGE OF PROBATE

Mallard Pointe Partnership, an Alabama Partnership

Roy Martin Construction, Inc.

BY: It's Pres:

By Roy L. Martin President

J. Harris Development Corporation

By: It's Pres:

Jack D. Harris Partner

I, _____ Undersigned

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 are known to me, acknowledged before me on 12th day of February, 19 87 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 partnership.

Given under my hand and official seal, this the 12th day of February, 19 87

For Trust Bank

Carol Joyce Yancy
Notary Public

my commission expires 10-1-88