

1083

This instrument was prepared by:

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

Send Tax Notice to:

(Name) _____
(Address) _____

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 ~~(\$22,500.00)~~ DOLLARSto the undersigned grantor, Mallard Pointe Partnership, an Alabama Partnership ~~XXXXXX~~

(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

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

Lot 29 according to the survey of Mallard Pointe, First Addition, as recorded in Map Book 11 Page 86 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

The entire consideration of the purchase price recited above, was paid from a mortgage loan simultaneously herewith.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAR 15 AM 10:27

Thomas G. Snowdon, Jr.
JUDGE OF PROBATE1. Deed Tax \$
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 350

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 26th day of February, 19 88

ATTEST:

Secretary

Mallard Pointe Partnership, an Ala. Partnership
Roy Martin Construction, Inc.By: It's Pres:By: [Signature]

Partner

J. Harris Development CorporationBy: It's Pres:Jack D. Harris
Jack D. Harris - Partner

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

STATE OF ALABAMA

Shelby

County }

I, Undersignedhereby 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 Ala. 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 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 26th day of February, 19 88First Ala BankCarol Joyce Yancy
Notary Public

my Commission expires 10-1-88