

770

This instrument was prepared by:

(Name) Mallard Pointe Partnership

(Address) _____

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-----DOLLARS (\$22,500.00)

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

(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

Randall L. Kendrick DBA/ D & R Kendrick Construction

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

Lot 28 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.

BOOK 179 PAGE 480

STATE OF ALABAMA
I HEREBY CERTIFY THE
CORRECTNESS OF THE
INSTRUMENT DATED

88 APR 11 PM 1:31

Judge of Probate

1. Doc. Tax \$ 22.50
2. Mig. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 26.00

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 31st day of March, 19 88

ATTEST:

Secretary

Mallard Pointe Partnership, an Ala. Partnership
Roy Martin Construction, Inc. ship

By: It's Pres:
By: Roy Martin
Partner ~~President~~

J. Harris Development Corporation

By: It's Pres:
Jack D. Harris
Jack D. Harris - Partner

STATE OF ALABAMA

Shelby

County }

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 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation. partners partnership

Given under my hand and official seal, this the 31st day of March, 19 88

Altus Bank

Carel Joyce Yancy
Notary Public