

445

This instrument was prepared by:
(Name) Mallard Pointe Partnership
(Address) _____

Send Tax Notice to:
(Name) C & R Construction
(Address) P.O. Box 9
Prichard, Ala 3724

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) 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

Cecil Riggins and Harold Connell D/B/A C & R Construction
(herein) referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama; to-wit;

Lot 4 according to the survey of Mallard Pointe subdivision as recorded
in Map Book 11 Page 86 in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

183 PAGE 107

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

88 MAY -5 PM 3: 15

Thomas P. Shandley, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 22.50
2. Mtg. 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 18th day of April, 19 88

ATTEST:

Secretary

Mallard Pointe Partnership, an Alabama
Roy Martin Construction, Inc. Partnership

By Roy L. Martin
Partner ~~x President~~

J. Harris Development Corporation

By: It's Pres: 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.

Given under my hand and official seal, this the 26th day of April, 19 88

First Ala. Bank

Carol Joyce Yancy
Notary Public