

This is a corrective deed to [redacted] that deed recorded in Real [redacted] Page 33.
This instrument was prepared by [redacted] 208

(Name) Deann Isbell
(Address) CAHABA TITLE, INC.



Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

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

(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

James E. Green d/b/a James E. Green Homebuilder
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama; to wit;

Lot 23, 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 187 PAGE 433

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 JUN -2 PM 12:12

1. Deed Tax \$ Corrected
2. Mtg. Tax 2.50
3. Recording Fee 1.00
4. Indexing Fee 1.00
TOTAL 3.50

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 27th day of May, 19 88

ATTEST:

Secretary

STATE OF Alabama
COUNTY OF Shelby
I, Undersigned

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

J. Harris Development Corporation
By: It's President
[Signature] Partner
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 J. Harris Development Corporation whose name as partners of Mallard Pointe Partnership, an AL 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 partnership

Given under my hand and official seal, this the 27th day of May, 19 88

[Signature] Martha Noyes
Notary Public " 91