

This form furnished by:

463  
**Cahaba Title, Inc.**

Riverchase Office  
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This instrument was prepared by:

(Name) Daniel M. Spitler, Attorney  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:

(Name) Mr. Michael G. Cleveland  
(Address) 109 Pintail Drive  
Pelham, Alabama 35124

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED AND NO/100 (\$129,900.00) DOLLARS to the undersigned grantor, ROY MARTIN CONSTRUCTION, INC. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

MICHAEL G. CLEVELAND and wife, SHARON A. CLEVELAND

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 6, 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.

**SUBJECT TO:**

Building setback line of 35 feet reserved from Pintail Drive as shown by plat.

Public utility easements as shown by recorded plat, including a 10 foot easement on the Rear and a 5 foot easement on the North side.

Restrictions, covenants and conditions as set out in instrument recorded in Real 164 page 28 and Real 160 page 670 in Probate Office.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 127 page 395 in Probate Office.

Right-of-Way granted to South Central Bell by instrument recorded in Real 149 page 198 in Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Real 166 page 67 and covenants pertaining thereto recorded in Real 167 page 415 in Probate Office.

Mineral and mining rights if not owned by Grantor.

\$103,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by it President, Roy Martin who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30 day of June 19 88.

ATTEST:

ROY MARTIN CONSTRUCTION, INC.  
By Roy Martin  
President - Roy Martin

STATE OF ALABAMA

COUNTY OF SHELBY

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

88 JUL -8 PM 2:15

1. Deed Tax \$ 26.00  
2. Mtg. Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 29.50

Notary Public is and for said County in said

I, the undersigned, Roy Martin, President of Roy Martin Construction, Inc. a corporation, 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 is 30th day of June 19 88

1/25/90

Commission Expires

Notary Public