

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

562

This instrument was prepared by:

(Name) First Real Estate

(Address) P.O. Box 9

Pelham, Al 35124

Send Tax Notice to:

(Name) C&R Construction

(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)----- 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 presentes, grant, bargain, sell and convey unto

Cecil Riggins & 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 21 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 198 PAGE 152

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 AUG -5 PM 3:57

Thomas A. Saunders, 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
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 5th day of August, 19 88

ATTEST:

Mallard Pointe Partnership, An Alabama Partnership
Roy Martin Construction, Inc.
by: Its President

By

Partner

President

J. Harris Development Corporation
By: Its President

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 Alabama 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, they as such ~~officers~~ 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 5th day of August, 19 88

3-16-91

Commission Expires:

Notary Public