

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

This instrument was prepared by:

(Name) First Real Estate

(Address) P.O. Box 9

Pelham, Al 35124

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--(\$22,500.00)-----DOLLARS  
to the undersigned grantor, Mallard Pointe Partnership, An Alabama Partnership ~~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

Jim Elliott, a married man

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

Lot 30 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 199 PAGE 89

1. Deed Tax \$ 22.50  
2. Mig. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Insuring 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,

Partners

~~President, who~~ are

this the 8th day of August

1988

Mallard Pointe Partnership, an Alabama Partnership  
Roy Martin Construction, Inc.  
By: It's President

ATTEST:

By

Partner

~~President~~

J. Harris Development Corporation  
By: It's President

Partner

STATE OF ALABAMA

88 AUG 12 AM 9: 03

Shelby County }

JUDGE OF PROBATE

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 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 ~~office~~ and with full authority, executed the same voluntarily for and as the act of said corporation.  
partners

Given under my hand and official seal, this the 8th day of August

, 19 88

3-16-01

Commission Expires:

Notary Public