

144

**CORPORATION FORM WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS,

BOOK 228 PAGE 599

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$88,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 117 Mallard Pointe Drive, Pelham, Alabama 35124

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, 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 President, Roy L. Martin, who is authorized to execute this conveyance, hereto set its signature and seal, this the 28th day of February, 1989.

1. Deed Tax \$ 29.50

## 2. Mtg Tax

3. Recording Fee 2.00

4. Indexing Fee 100

TOTAL 32.00

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

STATE OF ALA. SHELBY CO. Roy Martin Construction, Inc.  
I CERTIFY THIS By: Roy L. Martin  
INSTRUMENT WAS FILED Roy L. Martin, President

89 MAR -2 PM 1:57

*Thomas P. Sullivan, Jr.*  
JUDGE OF PROBATE

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state, hereby certify that Roy L. Martin whose name as the 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 the 28th day of February, 1989

**Notary Public**

**My Commission Expires March 10, 1991**