This instrument was prepared by

COURTNEY H. MASON, JR. √2032 Valleydale Road Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTEEN THOUSAND FOUR HUNDRED & 00/100----(\$117,400.00) DOLLARS to the undersigned grantor, Roy Martin Construction, Inc. a corporation, (herein referred to as the 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 Linda M. Dennis, a single individual (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 16, 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.

599

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

 $\infty$ \$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 CRANTOR 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 CRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said CRANTOR 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. Dood Tax \$ 29.50

2. Mtg. Tax

3. Recording Fee\_2.50

4. Indexing Fee 100 TOTAL \_\_ 33.00

STATE OF ALABAMA

I CERTIFY THIS By: INSTRUMENT WAS FILE Roy L. Mantin, President

STATE OF ALA. SHELDE L. Roy Martin Construction, Inc.

89 MAR -2 PH 1:57

JUDGE OF PROBATE

COUNTY OF SHELBY COUNTY

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