

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

This instrument was prepared by:  
(Name) Daniel M. Spitler, Attorney  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:  
(Name) Ms. Reda Faye Jones  
(Address) 145 Big Oak Drive  
Maylene, Alabama 35114

**CORPORATION FORM WARRANTY DEED**

STATE OF ALABAMA  
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 (\$145,000.00) --- DOLLARS  
to the undersigned grantor, ROY MARTIN CONSTRUCTION, INC. a 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 REDA FAY JONES, an unmarried woman, F. L. JONES and wife, VERA H. JONES

(herein) referred to as GRANTEE, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to wit:  
Lot 68, Windy Oaks, located in Shelby County, Alabama, and all improvements, thereon, and legally described as follows: A parcel of land situated in the W 1/2 of the SW 1/4 of Section 15, Township 21 South, Range 3 West, described as follows: Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of Section 15, go South 01 deg. 40 min. 52 sec. East along the West boundary of said 1/4 1/4 Section for 1165.70 feet to the point of beginning; thence continue along previous course for 245.00 feet; thence North 85 deg. 37 min. 09 sec. East for 583.62 feet to the Southwesterly boundary of Big Oak Drive; thence North 06 deg. 32 min. 15 sec. West along said boundary for 240.00 feet; thence South 86 deg. 07 min. 04 sec. West for 563.07 feet to the point of beginning; being situated in Shelby County, Alabama.

**SUBJECT TO:**

Restrictions, covenants and conditions as set out in instrument recorded in Real 81 page 950 in Probate Office of Shelby County, Alabama.

Right of Way granted to City of Alabaster by instrument recorded in Real 81 page 947 and Real 81 page 948 in Probate Office of Shelby County, Alabama.

Right of Way granted to South Central Bell by instrument recorded in Real 87 page 191 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 63 page 92 in Probate Office of Shelby County, Alabama.

\$85,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 28th day of February, 19 89

ATTEST: 1. Deed Tax \$ 60.00  
2. Mtg Tax

3. Recording Fee 2.50

4. Indexing Fee 2.00

STATE OF ALABAMA 64.50  
SHELBY County

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

89 MAR 10 AM 8:13

I, the undersigned

hereby certify that Roy L. Martin

whose name as 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, 19 89.

1/25/90

My Commission Expires:

Notary Public