

Cahaba Title, Inc.

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

1939

This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Ricky Douglas
(Address) _____

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWELVE THOUSAND FIVE HUNDRED AND NO/100ths DOLLARS

to the undersigned grantor, Don Martin Construction Co., 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

Ricky Douglas dba Douglas Builders

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

Lot 10, according to the survey of Park Place as recorded in Map Book 15, Page 47 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$12,500.00 of the above recited purchase price was paid form a Mortgage loan closed simultaneously herewith.

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1. Deed Tax	\$ <u>2.50</u>
2. Mtg. Tax	\$ <u>2.50</u>
3. Recording Fee	\$ <u>3.00</u>
4. Indexing Fee	\$ <u>1.00</u>
5. No Tax Fee	\$ <u>1.00</u>
6. Certified Fee	\$ <u>1.50</u>
Total	\$ <u>7.50</u>

SHE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

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 15th day of November, 19 91

ATTEST:

Don Martin Construction Co., Inc.

By Donald W. Martin President

SECRETARY
I CERTIFY THIS INSTRUMENT WAS FILED

STATE OF ALABAMA

Shelby County

County

91 DEC -4 AM 9:17

JUDGE OF PROBATE

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Donald W. Martin, a married man

whose name as President of Don Martin Construction Co., 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 15th day of November, 19 91

Gayle A. Knight
Notary Public

Shelby County Bank