

This instrument prepared by:
 PADEN & HARRIS
 100 CONCOURSE PARKWAY, SUITE 130
 BIRMINGHAM, AL 35244

Send Tax Notice To:
 HOWARD J. FAULK
 117 CHESHIRE LANE
 PELHAM, ALABAMA 35124

R93-709

WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Thousand and 00/100'S ***** to the undersigned GRANTOR, **ROY MARTIN CONSTRUCTION, INC.**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES, the receipt of which is acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **HOWARD J. FAULK and SOPHIA FAULK** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**LOT 21, ACCORDING TO THE SURVEY OF CHESHIRE SUBDIVISION AS
 RECORDED IN MAP BOOK 16, PAGE 93 IN THE PROBATE OFFICE OF SHELBY
 COUNTY, ALABAMA.**

Inst # 1993-30983

10/07/1993-30983
 08:44 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
 002 KJS 63.50

SUBJECT TO:

1. Ad valorem taxes for the year 1993, which are a lien, but not due and payable until October 1, 1993.
2. Building setback line of 40 feet reserved from Cheshire Lane as shown by plat.
3. Restrictions, covenants and conditions as set out in instruments recorded in Map Book 16, Page 93 and as Instrument #1992-27996.

\$147,500.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

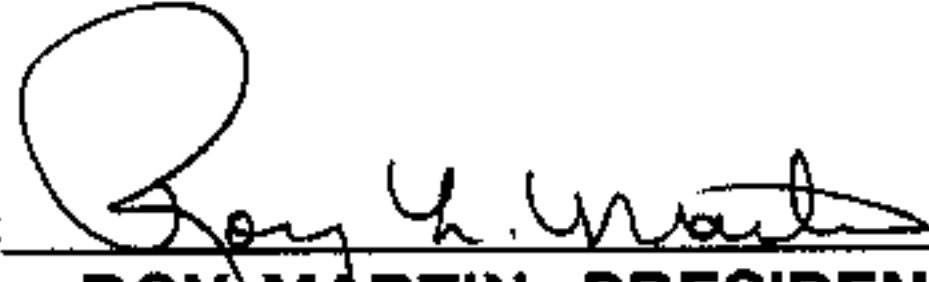
TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire

interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **ROY MARTIN CONSTRUCTION, INC.**, a corporation, by its President, **ROY MARTIN**, who is authorized to execute this conveyance, has hereto set its signature and seal this 31st day of August, 1993.


ROY MARTIN CONSTRUCTION, INC.

BY: 
ROY MARTIN, PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **ROY 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 seal this 31st day of August, 1993.


Notary Public
My commission expires: 7/16/94

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