

R94-1272

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name).....PADEN & HARRIS.....

(Address).....100 Concourse Parkway, Suite 130, Birmingham, Ala.....35244.....

Form 1-1.6 Rev. 8-79

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand Nine Hundred Thirty-six & no/100---- DOLLARS,

to the undersigned grantor, Roy Martin Construction Co., Inc. a corporation.
in hand paid by Dan Tuck

the receipt of which is hereby acknowledged, the said Roy Martin Construction Co., Inc.

does by these presents, grant, bargain, sell and convey unto the said Dan Tuck

the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 59, according to the survey of Kentwood, 1st Addition, as recorded in Map Book 17, page 115 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to the following exceptions:

1. Building setback line of 30 feet reserved from Kentwood Lane as shown by
2. Restrictions, covenants and conditions as set out in instrument(s) recorded Instrument #1993-32125 in Probate Office.
3. Agreement for water line easement recorded in Instrument #1992-18725 in Probate Office.

TO HAVE AND TO HOLD, To the said Roy Martin Construction Co., Inc.

its successors heirs and assigns forever.

And said Roy Martin Construction Co., Inc. does for itself, its successors and assigns, covenant with said Dan Tuck his successors,

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Roy Martin Construction Co., Inc.

President,

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 28th day of February, 1994.

ROY MARTIN CONSTRUCTION CO., INC.

ATTEST:

By Roy L. Martin President

Secretary

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin whose name as President of Roy 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 28th day of February, 1994

Commission Expires: 2/17/96

Roy L. Martin Notary Public

03/26/1994-08459
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NJS 8.50

List # 1994-08459