

This instrument was prepared by

Send Tax Notice To: James H. Martin, III

(Name) Lamar Ham

name

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

112 Meadow View Circle

address

Pelham, AL 35124

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FOURTEEN THOUSAND NINE HUNDRED NINETY FIVE AND NO/100-----
-----DOLLARS (\$114,995.00)

to the undersigned grantor, Regency Development, 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 presents, grant, bargain, sell and convey unto James H. Martin, III

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

Lot 7, according to the Survey of Ivy Brook Phase One, as recorded in Map Book 18, page 21, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$ 109,200.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1995-01863

01/23/1995-01863
02:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOL MCD 14.50

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 Vice-President who is authorized
to execute this conveyance, hereto set its signature and seal,

this the 9th day of January, 1995.

ATTEST:

Regency Development, Inc.

By

Charles G. Arcara

Charles G. Arcara, Vice-President

STATE OF Alabama

COUNTY OF Jefferson

I, Lamar Ham

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

hereby certify that Charles G. Arcara

whose name as Vice-President of Regency Development, 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 9th day of January, 1995

Notary Public