

Cahaba Title, Inc.

Eastern Office
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58012
SQA

This instrument was prepared by:
(Name) Roy L. Martin
(Address) P.O. Box 9
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Donald Phillips
(Address) 445 Chilton Rd. 74
Calera, Alabama 35040

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixteen thousand nine hundred dollars and no/100----- DOLLARS
(\$16,900)

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 presents, grant, bargain, sell and convey unto

Donald Phillips Construction, Inc.

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

Lot 42, according to the Survey of Park Forest 7th Sector, Phase II, as recorded in Map Book 19, Page 169, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Easements and restrictions of record.

\$16,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1995-27772

10/03/1995-27772
10:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 8.50

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 authorized to execute this conveyance, hereto set its signature and seal.

President, who is

this the 26th day of September, 19 95

ATTEST:

Roy Martin Construction, Inc.

By

Roy L. Martin

President

Secretary

STATE OF ALABAMA
Shelby County }

I, Brenda H. Clayton

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

hereby certify that Roy L. Martin

whose name as the 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 26th day of September, 19 95

Brenda H. Clayton

Notary Public
MY COMMISSION EXPIRES APRIL 27, 1997