

This instrument was prepared by:

(Name) Roy L. Martin  
(Address) P.O. Box 9  
Pelham, Alabama 35124

Send Tax Notice to: J. Dennis Sims

(Name) d/b/a JDS Homes  
(Address) 8450 County Rd. 73  
Montevallo, Al. 35115

**CORPORATION FORM WARRANTY DEED**

**STATE OF ALABAMA**

Shelby

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty five thousand dollars and no/100----- DOLLARS  
(\$25,000.00)

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 presentes, grant, bargain, sell and convey unto  
J. Dennis Sims d/b/a JDS Homes

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

Lot 58, according to the Survey of Weatherly, Glen Abbey, Sector 12, Phase III, as recorded in Map Book 19, Page 155 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

St # 1995-30349

10/23/1995-30349  
01:46 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 9.50

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 25th day of August, 19 95

ATTEST:

Roy Martin Construction, Inc.

By

Roy L. Martin

President

Secretary

The above consideration was paid by a mortgage filed simultaneously herewith.

**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 25th day of August, 19 95

MY COMMISSION EXPIRES

Brenda H. Clayton