

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Ricky Douglas Builders, Inc.
(Address) 5131 Lee Street Drive
Birmingham, AL 35242

1996-12187

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Eight Thousand Nine Hundred and no/100ths---\$38,900.00 DOLLARS
to the undersigned grantor, Don Martin Construction Co., 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 Ricky Douglas Builders, Inc.

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

Lot 712, according to the Survey of Eagle Point, 7th Sector, as recorded in Map Book 20 page 18 in the Probate Office of Shelby County; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, rights of way, current taxes, building set-back lines, if any, of record.

RDO

The entire consideration of the purchase price recited above was paid from a mortgage loan simultaneously herewith.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

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

this the 12th day of April, 19 96

ATTEST:

Secretary

By Donald W. Martin
Donald W. Martin, President

STATE OF ALABAMA

SHELBY

County }

I, the undersigned

hereby certify that Donald W. Martin

whose name as President of Don 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 12th day of April, 19 96

04/15/1996-12187
01:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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

Sharon Ware
Notary Public