

This form furnished by: **Cahaba Title, Inc.**

Eastern Office  
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FAX 988-5905

This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.  
(Address) 1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

Send Tax Notice to:

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

**WARRANTY DEED**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-Six Thousand and No/100ths (\$136,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we

Martha H. Smith and husband, William J. Smith  
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Roy Martin Construction, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 27, according to the Survey of Dearing Downs, 11th Addition, a subdivision for single family residences, as recorded in Map Book 15 page 90 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, rights of way, covenants, current taxes, and building setback lines, if any, of record.

1996-20663  
06/27/1996-20663  
09:15 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
801 MC3 144.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 26th  
day of June, 19 96.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

William J. Smith (Seal)  
William J. Smith

Martha H. Smith (Seal)  
Martha H. Smith

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William J. Smith and wife, Martha H. Smith, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of June, 19 96.

My Commission Expires: 3/5/99

COURTNEY MASON & ASSOCIATES, P.C.  
MY COMMISSION EXPIRES  
3/5/99

Notary Public

Inst # 1996-20663