

This instrument was prepared by:

(Name) Roy L. Martin
(Address) P.O. Box 9
Pelham, Al. 35124Send Tax Notice to: Larry Kent
(Name) DBA Larry Kent Building Company
(Address) 5201 Roy Drive
Helena, Al. 35080**CORPORATION FORM WARRANTY DEED****STATE OF ALABAMA**Shelby**COUNTY****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of Eighty nine thousand four hundred dollars and no/100----- DOLLARS
(~~89,400.00~~)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 presents, grant, bargain, sell and convey unto

Larry Kent DBA Larry Kent Building Companytherein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 13, 14, 15, 16, 17, & 18 according to the Survey of Timberleaf Townhomes as recorded in Map Book 21, Page 31, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Inst # 1996-21626

SUBJECT TO:

Easements and restrictions of record.

07/08/1996-21626
09:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 9.50*Full amount of warranty deed paid from proceeds of Mortgage Deeds filed simultaneously.*

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 1st day of July, 19 96

ATTEST:

Roy Martin Construction, Inc.

By

Roy L. Martin

President

Secretary

STATE OF ALABAMAShelby**County**I, Brenda H. Clayton

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

hereby certify that Roy L. Martinwhose 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 corporationGiven under my hand and official seal, this the 1st day of July, 19 96

MY COMMISSION EXPIRES APRIL 27, 1997

Notary Public

92912-9661 • 1996-21626