

Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

Send Tax Notice to:

211 Grande View Lane
Alabaster, AL 35007

\$208,500.00

STATE OF ALABAMA

CORPORATION WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Two Hundred Eight Thousand Five Hundred and 00/100 to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Keith Martin Construction Co., Inc., (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Coywin A. Fredd, a single man, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 401 according to the Survey of Grande View Estates, Givianpour Addition to Alabaster 4th Addition recorded in Map Book 21, Page 100 A & B, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$166,800.00 of the purchase price was paid from a mortgage recorded Simultaneously herewith.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall,

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SHELBY COUNTY JUDGE OF PROBATE

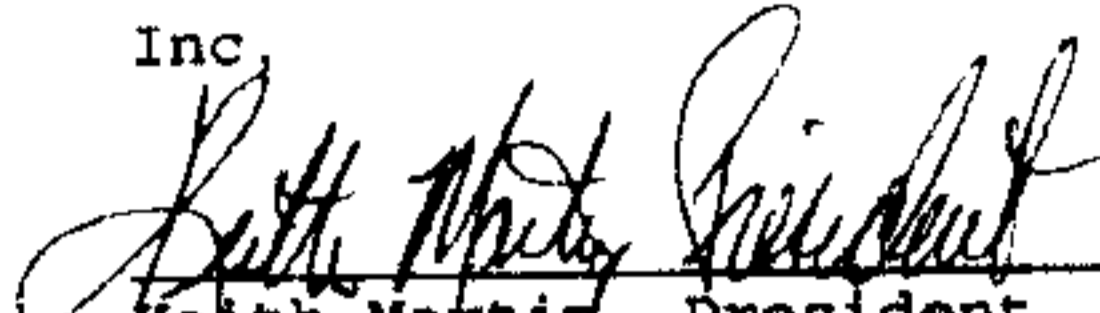
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Inst # 2000-10974

warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its signature by Keith Martin its President on this the 30th day of March, 2000.

Keith Martin Construction Co.,
Inc.


Keith Martin, President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public, in and for said county in said state, hereby certify that Keith Martin as President of Keith Martin Construction Co., Inc. 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 duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 30th day of March, 2000.


Notary Public

My Commission Expires:
3-12-2000

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