

This instrument was prepared by

(Name) First Real Estate

(Address) P.O. Box 9 Pelham, AL 35124

Corporation Form Warranty Deed 1434

This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company



STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty Thousand and No/100-----DOLLARS,

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

Osmond Robinson, a married man and John C. Trimm, a married man  
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

A parcel of land located in the NW 1/4 of the SE 1/4 and the NE 1/4 of the SE 1/4, all in Section 20, Township 21 South, Range 2 West, more particularly described as follows: Begin at the SE corner of said NW 1/4 of the SE 1/4; thence in a Westerly direction along southerly line of said 1/4 - 1/4 section line, a distance of 368.22 feet; thence 90 degrees right, in a Northerly direction, a distance of 300.00 feet; thence 90 degrees right, in a easterly direction, a distance of 600.00 feet to a point in the Southwesterly Right of line of U.S. Highway 31 South; thence 64 degrees 41 minutes 38 seconds right, in a southeasterly direction along said R/W line, a distance of 279.09 feet to the point of beginning of a curve to the left, having a radius of 2914.93 feet, and a central angle of 1 degree 02 minutes 29 seconds; thence in a southeasterly direction along said curve and R/W line, a distance of 52.98 feet to a point in the southerly line of said NE 1/4 of the SE 1/4; thence 116 degrees 20 minutes 41 seconds right from tangent to said curve, in a westerly direction, a distance of 374.16 feet to the point of beginning.

\*\$115,000.00 of the full consideration was paid for by a mortgage filed simultaneously herewith.

Roy Martin Construction, Inc. is one and the same as Roy Martin Construction Company.

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 14th day of April, 1986

ATTEST:

Roy Martin Construction, Inc.

By

Roy L. Martin  
Roy L. Martin

President

STATE OF

Alabama

COUNTY OF

Shelby

I,

the Undersigned

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 APR 23 AM 10:35

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

hereby certify that

Roy L. Martin

whose name as

President of

Roy Martin Construction, Inc.

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 14th day of April, 1986