

This instrument was prepared by

(Name) James J. Odom, Jr.  
(Address) 201-F Yeager Parkway  
Pelham, AL 35124

Send Tax Notice to:

Roy L. Martin  
P.O. Box 9  
Pelham, AL 35124

# WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of: (\$ 40000.00)

FORTY THOUSAND DOLLARS AND 00 CENTS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Walter O. Holliman, a married man,

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Roy Martin Construction, Inc.

(herein referred to as GRANTEES), the following described real estate situated in  
SHELBY County, Alabama to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, Page 517; Deed Book 105, Page 22; Deed Book 141, Page 596 and Deed Book 170, Page 290 in Probate Office; (3) Public utility easements as shown by survey of Amos Corey, dated February 12, 1988, including a 7.5 foot easement on the West side.

All minerals not owned by Grantor are excepted from this conveyance.

Subject property does not constitute the homestead of grantor herein.

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TO HAVE AND TO HOLD Unto the said grantee his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunder set my hand(s) and seal(s), this 15th day of September, 1988.

WITNESS:

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

\_\_\_\_\_  
(Seal)  
Walter O. Holliman  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that  
Walter O. Holliman, a married man,

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of September A.D., 1988.  
My commission expires: May 23, 1991

Notary Public James J. Odom, Jr.

EXHIBIT A

BOOK 205 PAGE 93  
A parcel of land in the south 1/2 of the North 1/2 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Section 13; thence run East along the South section line 979.82 feet; thence turn left 66 deg. 15 min. 04 sec. and run Northeast 2665.28 feet to the point of beginning; thence continue last course 109.33 feet; thence turn right 97 deg. 58 min. 37 sec. and run Southeast 250.10 feet to a point on a curve on the Westerly right of way of Yeager Parkway; thence turn right 86 deg. 29 min. 19 sec. to tangent of a counter-clockwise curve having a delta angle of 01 deg. 15 min. 26 sec. and a radius of 4582.00 feet and run along the arc of said curve 100.54 feet; thence turn right 92 deg. 52 min. 31 sec. from tangent and run Northwest 242.31 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, A parcel of land in the South 1/2 of the North 1/2 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Section 13; thence run East along the South section line 979.82 feet; thence turn left 66 deg. 15 min. 04 sec. and run Northeast 2665.28 feet to the point of beginning; thence turn right 96 deg. 05 min. 00 sec. and run Southeast 242.31 feet to a point on a curve on the Westerly right of way of Yeager Parkway; thence turn right 87 deg. 07 min. 29 sec. to the tangent of a counterclockwise curve having a delta angle of 01 deg. 15 min. 31 sec. and a radius of 4582.00 feet and run along the arc of said curve 100.65 feet; thence turn right 92 deg. 06 min. 01 sec. from tangent and run Northeast 232.93 feet; thence turn right 82 deg. 01 min. 00 sec. and run Northeast 59.39 feet; thence turn right 03 deg. 56 min. 00 sec. and run Northeast 50.51 feet to the point of beginning; being situated in Shelby County, Alabama.

STATE OF ALA. SHIL  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 SEP 19 PM 1:55

*Thomas P. Shumaker*  
JUDGE OF PROBATE

1. Deed Tax \$ 40.00  
2. Mtg. Tax  
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 46.00