

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1996-23491

07/22/1996-23491
WARRANTY DEED
11:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 384.50

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED SEVENTY THREE THOUSAND SIXTHY-FIVE AND NO/100THS
----- (\$ 373065.00) DOLLARS to the undersigned grantor (whether one or more),
in hand paid by the grantee herein, the receipt whereof is acknowledged, we Thelma
Denham Stewart and David L. Stewart, single individuals (herein referred to as
grantor, whether one or more), 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:

See Legal Description Attached at Exhibit "A".

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

GRANTEES' ADDRESS: P.O. BOX 9 PEELHAM, AL. 35124

Thelma Denham Stewart and Thelma D. Stewart is one and the same person.

TO HAVE AND TO HOLD to 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 said grantee, his, her or 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 stated 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
grantee, his, her or their heirs and assigns forever, against the lawful claims of
all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18th day of
July, 1996.

Thelma Denham Stewart (SEAL)
Thelma Denham Stewart
David L. Stewart (SEAL)
David L. Stewart

State of Alabama) County of Shelby)

I, the undersigned, hereby certify that Thelma Denham Stewart, a single individual, whose name 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, she executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS 17 DAY OF JULY, 1996.

My Commission Expires:

MY COMMISSION EXPIRES JAN. 28, 2000

John P. Johnson
Notary Public

State of Alabama) County of Shelby)

I, the undersigned, hereby certify that David L. Stewart, a single individual, whose name 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 executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS 18 DAY OF July, 1996.

My Commission Expires:

John P. Johnson
Notary Public

EXHIBIT "A"

PARCEL I:

Begin at the SW corner of the NW 1/4 of the SW 1/4 of Section 33, Township 21 South, Range 2 West, and run Northerly along the West side of the said Quarter-Quarter for 648.95 feet; then turn an angle of 91 degrees 33 minutes to the right and run Easterly for 747.60 feet to a point on the East right of way of the L & N Railroad; then turn an angle of 81 degrees 07 minutes to the right and run Southeasterly along the East right of way of said railroad for 509.91 feet to the point of beginning (said point being the Southwest corner of the Cooke land as described in Deed Book 235, Page 6); thence continue Southeasterly along the said right of way for 1104.09 feet to a point on the line known as the Callie Aldrich line as described in Deed book 54, Page 426, said point also being the SW corner of the land described in Deed Book 116, Page 221; then turn an angle of 80 degrees 39 minutes 55 seconds to the left and run Easterly along the Callie Aldrich line for 695.47 feet to the point of beginning of the Concord Baptist Church lot as described in Deed Book 203, Page 490; then turn an angle of 20 degrees 38 minutes 32 seconds to the left and run Northeasterly along the North side of the Concord Baptist Church lot for 473.49 feet to an existing iron; then turn an angle of 19 degrees 07 minutes 13 seconds to the right and run Easterly for 286.25 feet to a point on the North right of way of Shelby County Road No. 22; then turn an angle of 32 degrees 39 minutes 16 seconds to the left and run Northeasterly along said right of way for 448.75 feet; then turn an angle of 44 degrees 13 minutes to the left and run Northeasterly along said right of way for 143.34 feet to a point on the West right of way of U.S. Highway No. 31; then turn an angle of 44 degrees 13 minutes to the left and run Northwesterly along the said right of way of U.S. 31 for 431.42 feet to an existing iron at the SE corner of the Smith lot as described in Deed Book 206, Page 4; then turn an angle of 73 degrees 37 minutes 25 seconds to the left and run Southwesterly along the South side of the said Smith lot for 417.38 feet to an existing iron; then turn an angle of 73 degrees 28 minutes 39 seconds to the right and run Northwesterly along the West side of the said Smith lot for 208.94 feet to a point on the South side of the Cooke lot as described in Deed Book 235, Page 6; then turn an angle of 52 degrees 41 minutes 50 seconds to the left and run Westerly along the South side of the said Cooke lot for 1261.57 feet back to the point of beginning.

PARCEL II:

A lot in Section 33, Township 21 South, Range 2 West, described as follows: Commence at the SW corner of Section 33, Township 21 South, Range 2 West, and run North along the West boundary line of said Section line, 1990.70 feet; thence turn an angle of 91 degrees 33 minutes to the right and run a distance of 2217.34 feet to a point on the West right of way line of Highway #31; thence turn an angle of 61 degrees 48 minutes to the right and run a distance of 566.80 feet to a point of beginning; thence turn an angle of 4 minutes 07 seconds to the left and run a distance of 208.71 feet along the West right of way line of Highway #31; thence turn an angle of 106 degrees 30 minutes to the right and run a distance of 417.42 feet; thence turn an angle of 73 degrees 30 minutes to the right and run a distance of 208.71 feet; thence turn an angle of 106 degrees 30 minutes to the right and run a distance of 417.42 feet to the point of beginning; this being a part of the SW 1/4 of Section 33, Township 21 South, Range 2 West, in Shelby County, Alabama.

A. J. S.

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