

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1313 ALFORD AVENUE
BIRMINGHAM AL 35226

SEND TAX NOTICE TO:

Denman Construction Co.
Inc., Suite 322
1957 Hoover Court
Birmingham, AL 35226

WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

CAROL ANN WATKINS, A SINGLE WOMAN

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey all his right, title and interest unto

DENMAN CONSTRUCTION CO., INC.

(herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF.**

**Subject to all easements, restrictions and rights-of-way
of record.**

**NOTE: The attorney in this transaction has not examined title
to the property and has acted merely as a Scrivener in
preparing the documents for this transaction.**

**TO HAVE AND TO HOLD, the same unto the 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.**

Inst # 1997-34734

10/27/1997-34734
08:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HCB 14.00

Inst # 1997-34734

Value \$500.00

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)
this 14th day of October, 1997.

Carol Ann Watkins
CAROL ANN WATKINS

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Carol Ann Watkins, a single woman, 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 the same bears date.

Given under my hand and seal this 14 day of OCTOBER, 1997.

R E Watkins Jr
NOTARY PUBLIC

My Commission Expires: _____ My Commission Expires May 22, 1998

EXHIBIT "A"

20' Strip of Land from Watkins to Denman

Part of the SW 1/4 of the SW 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the SW corner of said section run in an easterly direction along the south line of said section for a distance of 324.41 feet, more or less, to a point of intersection with the northwest right-of-way line of Alabama Highway #261 and being the point of beginning; thence turn an angle to the left of 135 degrees 47 minutes 12 seconds and run in a northwesterly direction along the northeast line of the Denman property for a distance of 152.44 feet; thence turn an angle to the right of 90 degrees and run in a northeasterly direction for a distance of 20.0 feet; thence turn an angle to the right of 90 degrees and run in a southeasterly direction for a distance of 153.09 feet, more or less, to a point on the northwest right-of-way line of said Alabama Highway #261; thence turn an angle to the right and run in a southwesterly direction along the northwest right-of-way line of said Alabama Highway #261 for a distance of 20.01 feet, more or less, to the point of beginning.

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