

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
Post Office Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Roy L. Martin
2205 Highway 35
Pelham, Alabama 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Five Hundred and No/100 Dollars (\$500.00) and other good and valuable consideration, to the undersigned, Roy L. Martin, a married man, and Jack A. McGuire, a married man ("Grantor") , in hand paid by Roy L. Martin ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama (the "Real Estate"), to-wit:

Lot 10 of Yeager Commercial Park North Resurvey Lot 1 as recorded in Map Book 24, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT:

That certain tract of land located in Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of Lot 10 of Yeager Commercial Park North Resurvey Lot 1, as recorded in Map Book 24, Page 8, in the Office of the Judge of Probate in Shelby County, Alabama, said point being the point of beginning and the beginning of a curve to the left, having a radius of 55.00 feet and a central angle of 29 deg. 56 min. 42 sec., said curve subtended by a chord bearing N 62 deg. 23 min. 23 sec. W and a chord distance of 28.42 feet; thence Northwesterly along the arc of said curve, a distance of 28.75 feet to a northerly right of way of North Yeager Court; thence N 26 deg. 19 min. 23 sec. E a distance of 124.02 feet; thence S 87 deg. 57 min. 54 sec. E a distance of 68.52 feet; thence S 38 deg. 52 min. 46 sec. W a distance of 156.59 feet to the point of beginning.


SUBJECT TO: (1) Current taxes; (2) Easements and restrictions of record.


This property does not constitute the homestead of either of the Grantors herein.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

And Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs and assigns, that they are lawfully seized in fee simple of the Real Estate; that the Real Estate is free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantor will, and their heirs and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

WITNESSES:


Jack A. McGuire


Roy L. Martin

20050224000088790 Pg 2/2 24.00
Shelby Cnty Judge of Probate, AL
02/24/2005 11:21:00 FILED/CERTIFIED

STATE OF ALABAMA)

COUNTY OF SHELBY)

Given under my hand and seal this 10th day of February, 2005.

Loire S. Conwell
Notary Public

My Commission Expires: 6-21-05